

**71 Townsend Street, Brighton, Qld 4017**

**Sold House**

Tuesday, 28 November 2023



71 Townsend Street, Brighton, Qld 4017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Tamara and Mark Wecker



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**\$780,000**

Perfectly positioned just 430m from the tranquil waterfront and sited to embrace a leafy outlook across the neighbouring parkland, this bayside abode offers enviable lifestyle benefits and is already fully renovated so you don't have to! - 3 bedrooms, each with built-in robes & brand-new carpet- modern bathroom with separate tub, shower & toilet- crisp white kitchen with generous storage space- open-plan living area with an abundance of natural light- defined dining zone with leafy parkland views- security & insect screens throughout- air-conditioning & ceiling fans throughout- secure tandem garaging for 2 vehicles- expansive under-house storage, utility room & extra toilet- drive-thru access to rear yard- fully fenced 405m<sup>2</sup> allotment

Fastidiously prepared for sale, no attention to detail has been overlooked nor any expense spared. Step inside the front gate to find immaculate presentation on display both inside and out. Quality workmanship has been coupled with classic and tasteful cosmetic finishes- recently fully repainted, inside & out- new flooring throughout- new lighting throughout- new fixtures & finishes throughout- new custom-made retractable blinds- original timber hardwood floors recently repolished- professionally cleaned inc. all windows & screens- neighbouring trees trimmed & gardens tidied- fresh white pebbling & newly laid turf

Purposefully created for alfresco living, the 7x4m rear terrace is covered for year-around enjoyment. Afternoon relaxation is sure to become a way of life in this area as soothing breezes sweep through from nearby Bramble Bay. Seamlessly joining the sizeable level back yard, this classic outdoor setting is sure to play host to endless Queensland bbq's with friends and family alike this coming summer. This really is one of the bayside's most popular neighbourhoods. Known for its family-friendly atmosphere, there's a strong sense of "community" within this locale. Despite being tucked away from the hustle and bustle, convenience is at its prime. Located just moments from the water's edge, a 5-minute flat stroll will have you enjoying fish'n'chips by the seaside watching dozens of colourful kite surfers chasing that perfect "lift". Vibrant festivals are aplenty on the Bramble Bay foreshore, and local amenities are all just a stone's throw away.- 430m to vibrant waterfront with walking/cycling tracks & recreational areas - 670m to IGA, BWS, bakery, butcher, chemist, cafes, restaurants & everyday amenities- 2.3km to Sandgate Village CBD with its eclectic array of shopping & dining options- 450m-1.2km to multiple reputable primary schools & child-care centres - 2.3km to well-maintained sprawling Council parklands ("Decker Park") with kids play equipment, sporting courts, bbq huts & fenced dog off-leash area- 150mtr to various bus stops- 4km to prestigious St Patrick's Boys College- 4km to iconic Shorncliffe Pier- 1.9km to Dowse Lagoon with a richness of natural flora & fauna- 2.3km to Sandgate Town Hall for theatre shows, musical acts & entertainment- 2.8km to Sandgate train station, 30mins to Brisbane CBD- 6km to Redcliffe Peninsula precinct- 19km to Brisbane's domestic & internal airports- easy access to motorway - both north & south - for weekend escapes- all distances approximate only

As a suburb, Brighton boasts positive and significant annual capital growth for the last 6 years consecutively; throughout 2022 it topped the media charts as a "real estate hot spot". Official statistics confirm that the northern bayside property market remains one of the strongest in Queensland at present ... you can invest in your future here with absolute confidence. Inspection is "a must" to fully appreciate the instant comfort this residence offers. Serious house-hunters will know that homes in this well-regarded near-waterfront locale and affordable price bracket are strongly sought after; demand far outweighs supply ... you'll need to act fast to avoid disappointment.