

**76 Sovereign Avenue, Bray Park, Qld 4500**



**Sold House**

Saturday, 11 November 2023

76 Sovereign Avenue, Bray Park, Qld 4500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 673 m2**

**Type: House**



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**\$695,000**

Welcome to 76 Sovereign Avenue, Bray Park. Positioned near the end of a cul-de-sac, this expansive two-story property offers an environment that fosters a sense of serenity and seclusion. This home is ideal for large families who are craving room to move and grow. This north facing property has been thoughtfully designed with a focus on creating generous living spaces that exude openness and a sense of calm. Upstairs invites cohesive family living with a separate dining and lounge room centred around the well-appointed kitchen. Complete with servery, breakfast bar, gas cooktop and ample storage space, the kitchen is a delight for culinary enthusiasts. Three spacious bedrooms feature built in robes and ceiling fans and have easy access to the main bathroom. Downstairs opens the opportunity for guests or extended members of the family to relax in peace. An extraordinary rumpus room features a kitchenette or bar area and opens out to the large, covered alfresco space which provides the perfect place to unwind and socialise. A second bathroom with shower and toilet means there is no need for the kids to argue over the mirror in the morning! Multiple storage solutions are provided with several linen cupboards, two well-proportioned utility rooms, with built in robes, means that the house can be kept clutter free. The fully fenced backyard provides a sense of exclusivity and privacy that sets this property apart. Established gardens envelope the property creating a sanctuary for you to come home to. Spend down time relishing the afternoon breeze on the balcony or patio while watching the children and pets explore the secure yard to their heart's content. Highlights of this home include:- 3 bedrooms upstairs with built in robes- Separate living and dining upstairs- Spacious kitchen with a vast amount of storage, servery, breakfast nook and gas cooktop- Large rumpus downstairs- Front balcony flowing out from living room- Security screens throughout- Ceiling fans throughout- Split system air conditioning in living spaces on both levels- Two spacious utility rooms downstairs with built in robes- Covered alfresco area- Solar panels for energy efficient living- Extra wide driveway with space for multi vehicle parking- Fully fenced backyard with side access- Easy to care for established gardens- Garden shed Beyond the confines of the property, you will appreciate the easy accessibility to local schools, shops, parks, and transport. Despite how peaceful this alcove is, all the conveniences of daily life are just moments away, with Gympie Road providing clear access to the Bruce Highway, the University of the Sunshine Coast only 5 minutes down the road and the boat ramp for the North Pine River less than 4 minutes from your doorstep. Only 30 minutes to the centre of Brisbane, this property delivers enviable accessibility and functionality to suit the needs of the whole family. Disclaimer: In preparing this advertisement we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.