

22 Friday St, Shorncliffe, QLD, 4017

House For Sale

Thursday, 1 August 2024

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AREASPECIALIST

22 Friday St, Shorncliffe, QLD, 4017

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House

Spacious Queenslander with Dual Frontages, Home Office, Spa, and Dual Living Potential

Character Queenslander, perfectly positioned for convenience and lifestyle. Boasting dual street frontages and just a short walk to all essential amenities. Your children will never have an excuse for being late for school with the convenience of the neighbouring schools. Additionally, there is a future opportunity for dual occupancy with ground floor features to accommodate dual living, making it ideal for young adults to stay at home as they transition into independence. The dedicated home office with external access is perfect for professionals or those working from home.

Features:

- A large 569sqm block for Shorncliffe property with 2 x 12.5m frontages
- Studio Room ideal for a home office, with external access
- Eco-Friendly with water tanks and 6.6kW solar energy
- Outdoor entertaining with an 8x4m rear deck and an outdoor spa
- Dual-street access with a double carport at both the front and rear of the property
- Garden shed

Upper Floor Inclusions:

- Queenslander character with 3.2m ceilings, timber floors, VJ walls, fretwork, and breezeways
- 3 spacious bedrooms, including a master with a walk-in robe/personal study
- Air-conditioned throughout
- Wood-burning heater in living areas
- Internal stairs to the lower level
- Spa on undercover deck that overlooks the backyard

Lower Level which could offer dual living includes the following:

- 2 bedrooms with built-in robes and air-conditioning
- Bathroom
- Large lounge area with kitchenette
- Laundry room with ample storage

There is much to desire about its relaxed, holiday-like atmosphere while being conveniently close to various amenities.

Here's a summary of the key features and attractions in the area:

- Neighbour to Shorncliffe Primary School, 270m to St Patrick's College and private bus routes and train connection to various other high schools
- Shorncliffe Train Station: Located just 270m from the property, it offers easy access to public transportation for a quick commute to Brisbane's CBD
- Shorncliffe Pier and Moora Park: A short 500m walk away, providing scenic views and a perfect spot for relaxation
- Dining Options: Witchin' Kitchen & Wired Owl is 300m, Elvy's Café is 700m, Shelley's Inn 1km, Matthew Thomas 550m, Full Moon Hotel 900m
- Recreation: The Sandgate Golf Club is a mere 800m away, and the Queensland Cruising Yacht Club is just 1.1km from your doorstep, offering recreational opportunities for sports and water enthusiasts
- Shopping: Sandgate village centre is a convenient 900m, offering shopping and other services
- Fresh Seafood: Enjoy fresh seafood straight from the trawler, located just 1.1km away, providing a taste of the local cuisine

Shorncliffe's location on Brisbane's north side, with a quick 30-minute train ride to the CBD, makes it a highly desirable place to live. Additionally, its easy access to the north and south coast highways and Brisbane airport enhances connectivity to various parts of the city.

As reported by the Sydney Morning Herald in May 2024, Shorncliffe is yet again the most tightly held suburb in Brisbane. This is an attractive location for those who appreciate a coastal lifestyle with access to urban conveniences. If you're

interested in owning a property in Shorncliffe, don't miss out on this exclusive real estate opportunity - contact the relevant real estate agent today to arrange a viewing!