

# 248 Queens Parade, Brighton, Qld 4017

## House For Sale

Wednesday, 19 June 2024

248 Queens Parade, Brighton, Qld 4017

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1019 m2**

**Type: House**



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## FOR SALE

Reinvented and rejuvenated as a character bayside lifestyle entertainer, this impressively proportioned three bedroom, two bathroom residence will captivate with its breezy indoor-outdoor connectivity, Palm Springs-inspired poolside entertaining and outstanding location only moments from Brighton Beach Foreshore. Beautifully presented with a crisp white palette and abundant natural light, a flexible floorplan is designed to meet any lifestyle requirements for intuitive living and entertaining. The charm and warmth of original hardwood flooring sweeps throughout the main living and dining space, boasting a charming banquet area and north-facing living and headed by an impressive gourmet kitchen with stone benchtops, breakfast island, modern appliances and farmhouse-style cabinetry. Complemented by an expansive, all-weather undercover alfresco entertaining deck, the south-facing garden sits upon an impressive 1,019m<sup>2</sup> (approx) parcel and features a stunning Palm Springs-inspired swimming pool complete with glass and picket fencing, breezeblock privacy screening and pavilion. Generously set accommodations include built-in robes, ceiling fans and custom plantation shutters with the impressive master boasting an expansive walk-in robe and deluxe dual rain shower ensuite. A central family bathroom and fully fitted laundry complete the offering. Other highlights including reverse cycle air conditioning, solar panels, expansive ground level patio, garage and the bonus of off-street parking with enough room to store your boat and caravan undercover. Embraced into the popular bayside lifestyle pocket of Brighton and set within a leisurely stroll of the foreshore, with quality local schooling options, parklands and vibrant shopping and cafes nearby. With public transport and motorway access providing an easy commute to Brisbane CBD, Brisbane Airport and both Gold Coast and Sunshine Coast Highways, this home offers a fantastic laid-back living and entertaining proposition set within a prime lifestyle position. Outgoings...\$311 PQ (approx.) \$862 PQ (approx.) Buyers Notes...- Pool Compliance Inspection available- Rental appraisal available- Virtual inspection available on request and by appointment What The Current Owners Love..."It has been a standout for us to bring this residence into the current day and have it work so well for families and entertaining. We've been able to retain the original character of the home and expand on its charm with considered inclusions like the barn door, timber beams and a neutral palette so the house is bright, airy and welcoming. The alfresco entertaining deck is a great spot at any time of day, and the pool is just heavenly, with both sun-soaked spots to dry off quickly and shady retreats to sit back and relax. We're all about experiencing everything this central position has to offer, so we've made sure we can house our boat and caravan here undercover so that at a moment's notice, we can take off if the mood inspires us". Brighton Lifestyle... Brighton, once a top spot for Brisbane holidaymakers, still charms with its seaside allure. Families enjoy a peaceful coastal lifestyle while staying conveniently close to Brisbane CBD, accessible by motorway and train. With local cafes, eateries, shopping, and quality schools nearby, the owners have cherished walks to Third Lagoon Nature Reserve, Peace Park Playground, and Brighton Foreshore. Sunrise or sunset walks are a must. Brighton offers quick access to major destinations: it is an hour to the Sunshine Coast or Gold Coast and just 15 minutes to Brisbane Airport. This property truly has it all at your fingertips! Community... 160m to Brighton State School 600m to St Kieran's Primary School 1.6km to Brighton IGA supermarket 1.8km to Nashville State School 2.7km to Brighton Foreshore 2.8km to Sandgate Aquatic Centre 3km to Sacred Heart Catholic School 4.8km to Full Moon Hotel 4.4km to Sandgate Train and Bus interchange 5km to St Patrick's College 31.9km to Brisbane CBD\*\*Disclaimer: Whilst every care is taken in preparing the information in this marketing, BOTWRIGHT. will not be held liable for any errors in typing or information. All interested parties should rely upon their inquiries to determine whether this information is, in fact, accurate. The property is being sold without a price, so a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. \*\*