

2/218 Rainbow Street, Sandgate, QLD, 4017



Townhouse For Sale

Monday, 23 September 2024

2/218 Rainbow Street, Sandgate, QLD, 4017

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Tamara Wecker

THE LOCATION TO MATCH THE LUXURY

An unapologetic representation of quintessential bayside living just moments from the waterfront, this impeccable property delivers a sophisticated lifestyle inside and out. Meticulous planning has resulted in a premium-quality residence like no other in Sandgate's blue-chip local. No expense has been spared nor any attention to detail overlooked in its creation.

Presenting executive-style perfection, tasteful interior styling has delivered a property which celebrates contemporary flair and modern conveniences, whilst still retaining a very definite warm ambiance of "home".

- brand new, first time released to market
- low-maintenance & timeless finishes
- 3 extra-large bedrooms, all with built-in/walk-in robes
- master suite with 3x2m private balcony and elevated views
- 2.5 designer bathrooms inc. powder room
- internal laundry with considerable storage
- king-sized deluxe gourmet kitchen
- spacious and inviting open-plan living/dining areas
- breezy & private 8x7m alfresco terrace at front
- further 11x3m courtyard area at rear

Akin to the pages of Vogue Living, the deluxe gourmet kitchen is complete with stainless steel appliances, butler's pantry area, crisp white cabinetry, breakfast bar, glossy stone finishes and a servery to the outdoors. This is a space which acts as the central "hub" of the home and enjoys an abundance of natural light.

A true seaside haven, this inspiring property presents a lifestyle that will be the envy of all who visit. The indoor/outdoor flow offers extended living space for both rest and recreation. Purposefully created to seamlessly join manicured lawns, the 56m² front terrace is cocooned by quality fencing ensuring optimum privacy. Alfresco dining is sure to become a way of life in this area which perfectly embraces the soothing breezes which sweep through from neighbouring Bramble Bay.

With a classic combination of style and practicality this property's features are enviable:

- classic combination of elegant tiling & plush carpet flooring
- neutral colour palette to suit all décor
- air conditioning and ceiling fans
- high ceilings & tasteful lighting
- security & insect screens throughout
- easy-care & level front yard
- quality fencing ensures privacy
- fully fenced allotment
- remote-controlled lock-up garage

Superbly positioned in Sandgate's most sought-after precinct, right on the border of blue-ribbon Shorncliffe, this locale is known for its family-friendly atmosphere and is just metres from both the foreshore and the local seaside township. Enjoy the convenience of being on the doorstep to trendy cafes, restaurants, shops and reputable schools, whilst also being removed enough to avoid the weekend crowds associated with the direct waterfront.

- 400m to tranquil clifftop waterfront with walking/cycling tracks & recreational areas
- 700m to vibrant Sandgate waterfront where festivals & kite-surfers are aplenty
- 200m to sprawling & immaculately maintained Curlew Park with popular fenced dog park
- 650m to Sandgate "Village" CBD with its array of shopping & dining options

- 550m to Sandgate train station, 30 mins to Brisbane CBD
- 300m to the ever-popular Full Moon Hotel with live music & award-winning dining
- 200m to trendy "Witchin' Kitchen" restaurant & adjoining "Wired Owl" café
- 500m to local gourmet pantry outlet & cheese fromagerie
- 1km to Shorncliffe Marina & Yacht Club
- 900m to Shorncliffe/Sandgate Golf Course
- 100m to bus stops for Nudgee Boys College & St Pauls Co-Ed Primary College
- 450m to Shorncliffe State School & Sandgate State School (catchment zone's)
- 800m to St Patrick's Boys College
- 800m to iconic Shorncliffe Pier
- 16km domestic & international airports
- easy access to motorway - both north & south - for weekend escapes
- all distances approximate only

Find the perfect clifftop vantage spot to see the colourful Brisbane to Gladstone Yacht Race commence from the serene Shorncliffe bay waters annually at Easter-time. Even Brisbane's most popular trawlers, known for their fresh Moreton Bay seafoods, are within walking distance. The Shorncliffe/Sandgate region is still one of Brisbane's favourite weekend escapes - living here is like being on holidays!

There's an ever-changing backdrop for homes neighbouring the Bramble Bay waterfront - sunrise over the sparkling calm waters, locals walking their dogs, children happily playing in the parkland, friends catching up over a summer picnic, enthusiastic roller bladers, lone pelicans bobbing along the ripples of the tide, couples posing for scenic wedding photography, and dozens of kite surfers chasing that perfect "lift" on the constant bay breezes. And it's all just an easy stroll around the corner from 218 Rainbow Street.

The astute purchaser will appreciate the exceptional value on offer here. Multiple homes in this dress-circle locale are comfortably valued between \$2-3m whilst others nearby are currently undergoing significant upgrades, indicating strong further value being injected into the immediate area. As a suburb, Sandgate boasts positive and significant annual capital growth for the last 6 years consecutively; throughout the 2022/2023 boom it topped the media charts as a "real estate hot spot". This year, it remains in the leader's position of most sought after and liveable northside suburbs.

Please note: traditionally properties in this premier precinct sell extremely quickly ... be sure to visit the Open Home this weekend to avoid disappointment.