

# 111 Queens Parade, Brighton, QLD, 4017

## House For Sale

Tuesday, 31 December 2024

111 Queens Parade, Brighton, QLD, 4017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Andrew Botwright

## Family Entertainer in The Heart Of Brighton

Framed by a lush canopy of spectacular poinciana, this substantial corner family home just a short walk from the foreshore and cafes offers a chic lifestyle sanctuary flooded with natural light and perfectly zoned across two exquisite levels.

Perfectly designed for a low-maintenance lifestyle, a unified integration of space, scale and design highlights casual coastal interiors introduced by the welcoming open-plan living and dining space. Complemented by the stone gourmet kitchen featuring modern appliances and abundant storage space, there's a sense of timeless elegance combined with a relaxed and comfortable ambience, with the main living space seamlessly extending to the alfresco entertaining deck where an elevated position, built-in spa and outdoor shower offers a premium entertaining zone with the secure garden beyond boasting plenty of room for the kids to play, and enough space for a swimming pool.

Introduced by a central staircase and internal lift, the second-level accommodations present generous bedrooms zoned around the family lounge and bathroom, with the master hosting a full ensuite and walk-in robe and views across the poinciana treetops, creating a truly remarkable parent's retreat. Three further bedrooms host built-in robes with equally impressive outlooks. Additional highlights include ducted air conditioning throughout, fireplace, outdoor heating, 6.6kw solar with 5kw battery for superior energy efficiency, a ground floor powder room, custom internal lift, remote double garage with internal access and laundry and shade sail to the main driveway.

### Key Features...

- ?Contemporary coastal residence
- ?4 bedrooms, 2 bathrooms set across 2 levels
- ?Custom internal lift
- ?Multiple indoor/outdoor living and entertaining zones
- ?Open plan family lounge and meals
- ?Stone gourmet kitchen, modern appliances
- ?Generous accommodations, master with ensuite
- ?Abundant off-street vehicle storage, double garage
- ?Over height 6.1m x 8.2m carport perfect for boat, caravan
- ?6.6kw solar with 5kw battery

Outdoors, the prime corner allotment is perfectly established for those wanting easy access to their toys and recreational vehicles, with a purpose-built, 6.1m x 8.2m over height carport offering flexible storage for your work vehicle, caravan, boat or motorhome allowing you quick and easy access for taking advantage of this prime coastal position. Only a short stroll from Brighton Beach Foreshore and Flinders Parade and with easy access to public transport, quality local public and private schooling and popular cafes, eateries and shopping, this home extends an unparalleled coastal lifestyle for all stages of life.

### What The Current Owners Love...

Apart from the lovely community vibe and welcoming home we've created, we've loved being able to have instant access to the caravan so at a moment's notice we can be hitched up and heading off from a location that's pretty hard to beat - a quiet coastal lifestyle, easy access to Brisbane and the Airport via motorway and public transport and an hour north and we're on the Sunshine Coast, an hour south and we're on the Gold Coast providing so many options for quick getaways or extended coastline holidays.

### Outgoings...

BCC Rates: \$439PQ (approx.)

### Buyers Notes...

-Rental appraisal available

-Virtual inspection available on request and by appointment

#### Brighton Lifestyle...

Don't miss this rare opportunity to secure a beautiful family home that balances style, comfort, and functionality, all while embracing a vibrant outdoor lifestyle! Just minutes from local cafes, and schools, and with easy access to the CBD, this property blends coastal charm with urban convenience, creating the ideal setting for your dream lifestyle in Brighton.

#### Community Highlights...

- 650m to Eclectea
- 800m to Dunne & Dusted Coffee Shop
- 800m to Brighton Hotel
- 900m to the Brighton foreshore
- 1.1km to Nashville State School
- 1.2km to Brighton District Football Club
- 1.3km to St Kieran's Primary School
- 1.8km to Bracken Ridge State High School
- 2.1km to Sandgate Aquatic Centre
- 2.9km to Woolworths and Aldi
- 3km to Sandgate Train Station

\*\*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. \*\*