



30 Brighton St, Woody Point



BIG AS TEXAS - 2 Residences and 1012 sqm Block with 2 Titles

Step inside this stylishly renovated home merging the perfect mix of lifestyle, location and refined accommodation. This delightful home boasts low maintenance relaxed living, in a friendly and convenient neighbourhood.

Quality and style are evident throughout with timber floors, and neutral tones framing generously sized open plan living spaces. This versatile single storey residence adapts to meet the changing needs of a growing family.

Thoughtfully designed with an emphasis on sustainable architecture, to create a home that is climate responsive and thus providing you with cool breezes in summer, warm living spaces in winter and reducing the reliance on air-conditioning.

The traditional large front verandah welcomes you into the open plan living and dining areas that transitions past the kitchen and into a very large family room with high ceilings and porcelain tiles.

The rear slider opens onto a fully covered entertaining area that provides excellent privacy from neighbours as well as a tranquil outlook to be enjoyed all year round.

Owner occupied and north facing this beautifully presented home also boasts:-

- * Lovely large formal lounge with ducted air con
- * Modern kitchen which allows for practical functionality and incorporates a full array of quality appliances, stone bench tops, and abundant storage options.
- * Separate dining area
- * Great media room with a 107 inch screen and overhead projector.
- * Master bedroom is kingsized with massive walk through robes and lovely large ensuite.
- * Second and third bedrooms are both a good size with overhead fans and built in

6 3 5 1,012 m²

Price	SOLD for \$980,000
Property Type	Residential
Property ID	1419
Land Area	1,012 m ²

Agent Details

Office Details

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robes with carpeted floors and plantation shutters

- * Large study room (which could easily be converted to a fourth bedroom if desired)
- * Huge open family room with plantation shutters
- * Large laundry with plenty of storage
- * Third separate powder room
- * The rear entertaining area, which also has its own kitchenette, flows out to the inground pool and, beyond that to the gazebo and covered spa.

GRANNY FLAT

This is a misnomer really as the home comprises lounge, full kitchen and bedroom with air conditioning and tiled floors

- * Full sized bathroom on the ground floor.
- * Upstairs is a second bedroom with air con, built in robes and carpeted floors
- * Third large bedroom has carpeted floor and built in robes
- * The backyard is fully fenced and there is a double remote lock up garage
- * A further single lock up garage is easily accessed via the large undercover carport / entertaining area
- * Side access
- * Electric front opening gate

Numerous extras include, ducted air con as well as split systems, 6 kw Solar power with ams inverter, plumbed in water tanks to toilets and laundry.

This home is on two titles and is able to be split !!

In the highly sought after suburb of Woody Point, with its close proximity to the bridges, the vibrant cafe / restaurant strip of Woody Point Village, transport and schools, this property offers the convenience of being extremely connected yet breathing the relaxed lifestyle you have been searching for.

This fabulous property is available for private inspections only, so call me to arrange your personal viewing

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