



**22 Nathan Street Brighton**



## BRIGHTON'S FINEST - SPECTACULAR 1 ACRE - DUAL LIVING, VIEWS & AND PLENTY OF POTENTIAL

Held within the same family since 1945, this beautifully quiet, park-like elevated one acre (4249m<sup>2</sup>) residential allotment in central Brighton offers an extraordinary opportunity for large families, with over 600m<sup>2</sup> under roof of Dual Living, also suits home

business operators and investors.

Highset

- Sprawling full double brick, two level home with views
- Upper level 2.7m high ceilings, 2m wide tiled verandahs
- Large, north-facing, combined lounge and dining area
- Office/6th Bedroom, playroom and storage areas
- Electric kitchen with large walk-in pantry and breakfast bar
- Solid timber lined cabinetry, cupboard and robe shelving
- Rumpus/music/games room to suit large billiard table, reading nook

Lowset extension

- Single level home with a/c formal lounge and dining rooms
- Family living and meals area, large kitchen, sep. office/playroom
- Enclosed outdoor living room approx. 9m x 5.5m overlooking parkland.
- Small, fenced yard ideal for children and pets, single garage
- Master bedroom with N/E aspect, a/c, large ensuite with bath

Land

- 4249m<sup>2</sup> (just over 1 acre) - zoned Low Density Residential
- Fully fenced level allotment, secluded from the street
- Beautifully maintained lawns and gardens, Hill's hoists
- Producing mango and fruit trees, macadamias, jacarandas, frangipanis
- Elevated and private from adjoining properties

Shed

- Powered Steel shed approx. 13m long x 7m deep & 4m high
- Concrete driveway, turnaround areas and apron in front of shed
- Ease of access when reversing large trailers/vehicles

Location (approx.)

- Quiet, seaside location on beautiful Moreton Bay
- 1km to Brighton | Sandgate Foreshore boardwalk & parks
- 3.5km to Sandgate shopping area, cafés and train station
- 19km to Brisbane's CBD

**6 Bed**

**3 Bath**

**5 Car**

# FLOORPLAN



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# SITEPLAN



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Whilst every attempt has been made to ensure accuracy, floor plans are representative and should be used as a guide only