

SOLD



8 Short Street, Brunswick Heads



## Escape The City

SOLD PRIOR TO AUCTION

8 Short Street fulfils every Brunswick Heads wish-list.

The three-bedroom brick house plus one-bedroom studio has been tastefully renovated with hardwood timber flooring, quality carpets, and cedar sliding windows and doors, making for a classic modern feel. The stunning open plan kitchen features stone and stainless steel surfaces with gas hob, new double oven, soft close drawers, study nook and plenty of storage.

The family sized laundry and bathroom have been recently renovated with quality tiling, taps and modern cabinetry. The house features a 1.5kw solar power system, reverse cycle air conditioning, and is plumbed for gas heating.

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677 m2

**Price** SOLD for  
\$1,430,000

**Property Type** Residential

**Property ID** 732

**Land Area** 677 m2

**Floor Area** 153 m2

### Agent Details

Todd Buckland - 0408  
966 421

### Office Details

Brunswick Heads

All three bedrooms include built-in robes, ceiling fans and cedar or block-out blinds.

The covered, North-facing front deck is an ideal place for a morning cuppa or relaxing at the end of the day.

There's a further paved area in the rear garden, sheltered by a shade sail, for gathering family and friends. Or just lie back in the clawfoot bath (with plumbed hot water for a shower after the surf) and gaze at the stars.

Two covered sideways lead to a tropically landscaped private rear garden and separate self-contained studio and office. The council approved 30m<sup>2</sup> studio accommodation has established income and features limestone paving, soaring exposed truss ceilings, mezzanine storage, wide north facing slider to the garden, and the coveted Bruns essential: rear lane access.

The adjacent 4.6m x 6.9m room has been set up as a home office with air-conditioning, but could also be used as a garage or further accommodation. The studio and adjacent room combined also have Byron Shire Council approval for an upgrade to be a secondary dwelling.

Street is a quiet, family-oriented street and is a short walk to everything. There is even a swing in the giant paperback tree directly out front of the house. It is a ten minute stroll to the surf beach, two minutes to the river, and only five minutes to the IGA, The Brunswick Picture House, Ethel Food Store and Daily Counter for a coffee.

The owners have scrapped the price and their instruction is to sell. Register your interest.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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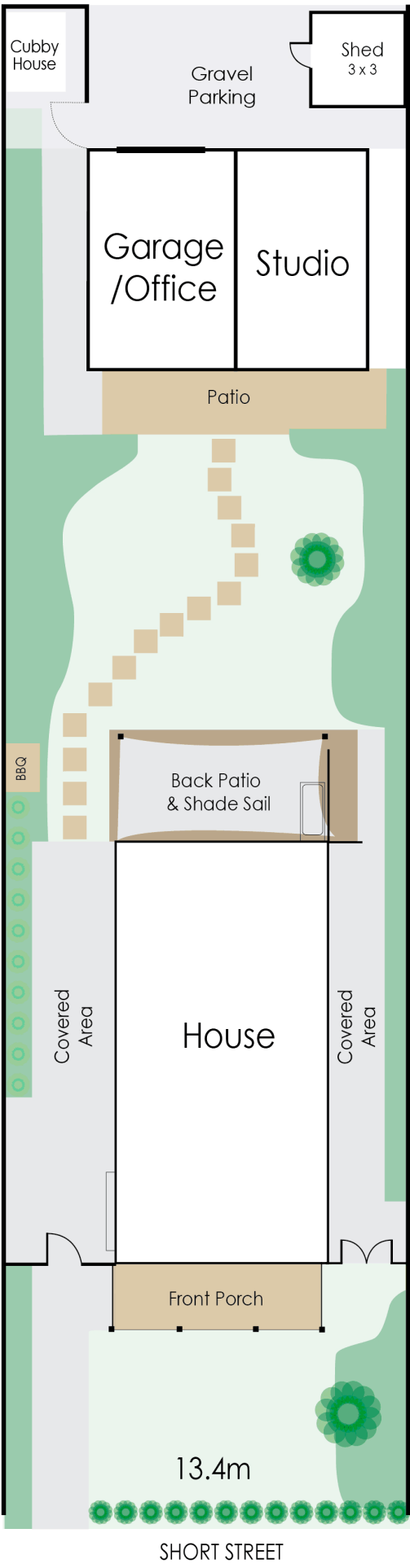
8 SHORT STREET  
BRUNSWICK HEADS

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Land Area 677m<sup>2</sup>



50.4m



Site plan indicative of building layout as illustration only. No liability accepted. All dimensions displayed in metres are approximate.

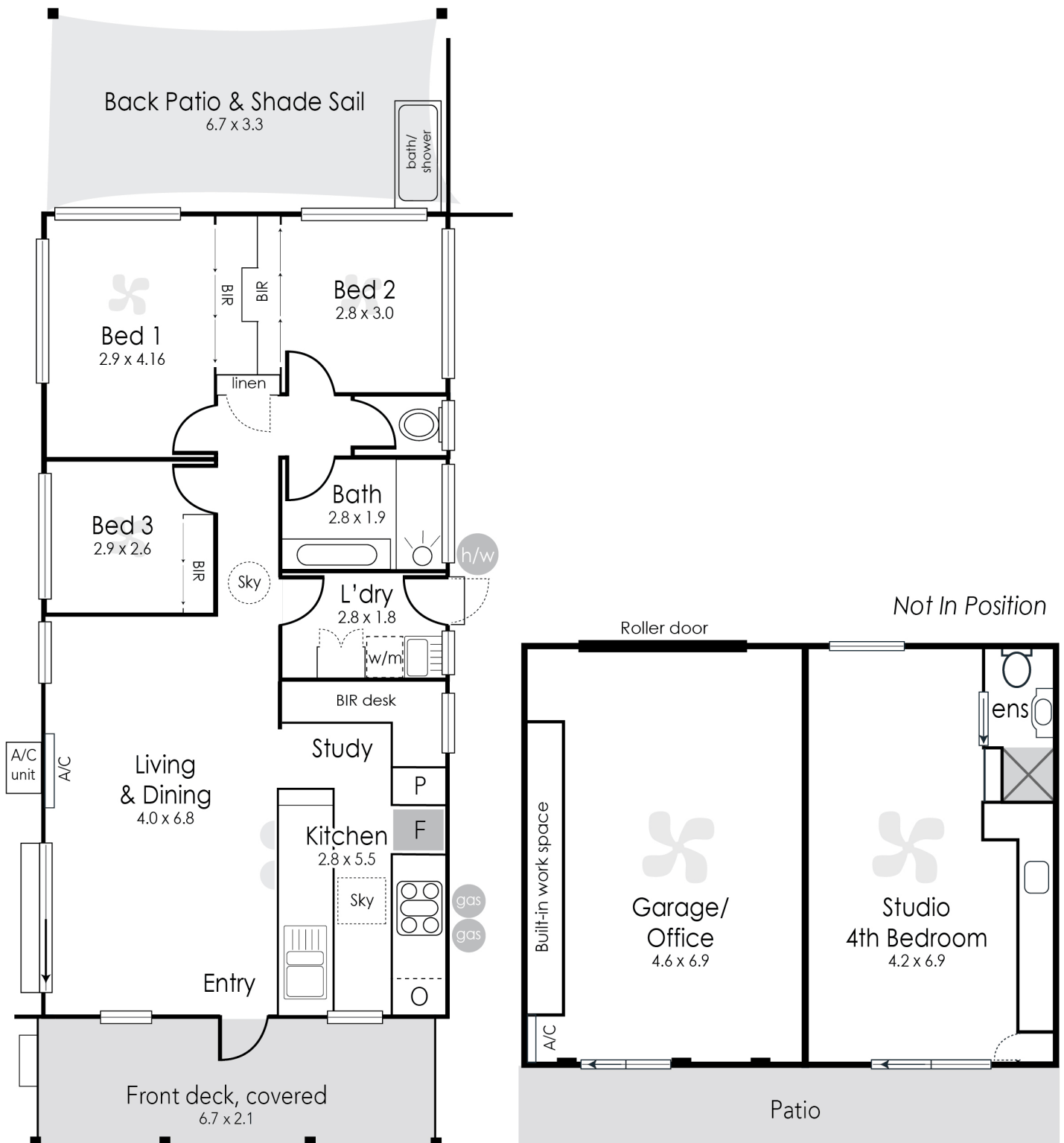
# 8 SHORT STREET BRUNSWICK HEADS



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Residence Internal Area 92m<sup>2</sup>

Garage/Office & Studio Area 60m<sup>2</sup>



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**BYRON SHIRE**  
REAL ESTATE