



## SEASIDE GEM WITH UNIQUE LAYOUT - DUAL LIVING POTENTIAL

Narelle Cordaro from All Around Realty is super excited to bring to market this owner-occupied home for the past 22 years- 8 Sunnyside Crescent, Donnybrook. This exquisite two-storey seaside abode is tucked away in a peaceful cul-de-sac and offers the potential for dual living with its unique layout designed to cater to the diverse needs of any family.

Donnybrook is a place where community bonds run deep, neighbours become friends, and the frantic pace of life yields to an oasis of calm. Donnybrook isn't just a place to live; it's a haven where nature's wonders unfold before your eyes. Experience the tranquillity, the camaraderie, and the seaside magic of this extraordinary coastal community. This is more than a home; it's a lifestyle waiting to be embraced.

As you enter this well-looked-after abode and ascend to the TOP-LEVEL, you'll discover three generously sized bedrooms, accompanied by a comfortable living area and a dedicated office space. An oversized bathroom adds a touch of luxury to this upper sanctuary.

On the LOWER-LEVEL, you'll encounter a functional kitchen complete with a convenient breakfast bar and a well-organised pantry, ideal for culinary endeavours. The expansive open plan living and dining area provides ample room for shared moments and gatherings. Additionally, a second separate living area awaits, plus a main bedroom, ensuite, and walk in robe that can

🛏 4 🚿 3 🚿 3 📏 625 m2

**Price** SOLD for \$655,000

**Property Type** Residential

**Property ID** 304

**Land Area** 625 m2

### Agent Details

Narelle Cordaro - 0466 683 684

### Office Details

All Around Realty Pty Ltd  
0466 683 684



be closed off from the rest of the house, creating the perfect private retreat for parents. This clever design ensures that everyone in the family can enjoy their own tranquil sanctuary, fostering harmony and comfort in your daily life.

#### STANDOUT FEATURES:

##### TOP LEVEL

- \* 3 King size bedrooms that capture the sea breezes, all with built-in robes and fans, to catch glimpses of the water
- \* Living area and office space
- \* Huge Main bathroom with separate Shower and bath and glimpses of the water

##### LOWER LEVEL

- \* Main bedroom with ensuite and walk in robe
- \* Large living area that serves as the parents' retreat
- \* Generous functional kitchen with pantry, dishwasher, and breakfast bar
- \* Sizeable living/dining area both flowing out to the covered alfresco area
- \* Internal Laundry
- \* 3rd Shower and toilet
- \* Peter Pan cupboard under the stairs for extra storage
- \* Solar Power
- \* Garden Shed
- \* Side access for the boat or van
- \* Low maintenance landscaping
- \* Town water and NBN

This property is only within walking distance for the intrepid explorer to access the wonders of the sea via jetty and boat ramp. A short boat ride across the Pumicestone Passage opens a world of possibilities, from the enchanting Bribie Island, docking at the New Sandstone Point Hotel, and the captivating Tangalooma to the south to the vibrant Caloundra to the north.

While a 12-minute drive will see you on the Bruce Highway or the new Big Fish shopping centre, local schools, and public and private hospitals plus a little further, and you will be enjoying the nightlight of Brisbane, catching your flight at the airport, or enjoying the Sunshine Coast.

Discover the charm of Donnybrook, a serene coastal enclave nestled within the tranquil beauty of Southeast Queensland. Embrace an enriched lifestyle by the shimmering waters that surround you. Whether you're an avid angler, a boating enthusiast, a crab-catching aficionado, or seek leisurely strolls along the picturesque waterfront, Donnybrook has it all. Step out of your door and be greeted by a world of aquatic adventures. This hidden gem also provides the chance to catch a glimpse of the marine marvels that inhabit this area and surrounding waters. Dolphins gracefully dance in the distance, dugongs glide through the shallows, and turtles serenely bask in the sun. Venture a little further, and you'll be treated to the breathtaking spectacle of playful whales.

Life does not get better than this, and this property will not be on the market long, so call Narelle Cordaro from All Around Realty at 0466 683 684 to discuss this property further.

NOTE: While preparing this information we, at All Around Realty and Narelle Cordaro have relied in good faith on information provided to us by others and have made every reasonable effort to ensure that this information is correct. The accuracy of the information provided to you (whether written, verbal or

photographed) cannot be 100% guaranteed. If you are considering this property, are to make all enquiries necessary and seek independent advice with respect to any property advertised or the information provided to you.

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.