

## Virginia, 1564 Sandgate Road

### Grand Colonial Queenslander in Prestigious Virginia Pocket

Timeless Character, Modern Comfort, and Exceptional Family Living

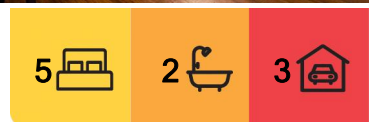
Nestled high and dry in one of Virginia's most coveted pockets, right on the Wavell Heights border, this grand early-1900s Colonial Queenslander seamlessly blends classic charm with luxurious modern living. Positioned on a beautifully landscaped, elevated block, this residence commands attention with its striking street appeal and expansive proportions.

Bursting with heritage detail - from polished timber floors and soaring ceilings to French doors, VJ walls, breezeways, and wrap-around verandas - every inch of this home has been thoughtfully restored and enhanced to meet the needs of modern families.

Upper Level Features:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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**(07) 3264 9000**

Four generous bedrooms, including a luxurious master suite with walk-in robe and private ensuite

A stunningly renovated main bathroom featuring dual vanities, a full-width rainfall shower, and a freestanding bathtub

Multiple living and lounging areas to suit every mood and occasion

A breezy wrap-around veranda and an expansive rear deck with leafy views and distant mountain glimpses - ideal for relaxed entertaining

Ground Level Living:

An oversized living and dining space that flows through elegant timber French doors to another large alfresco area

A dedicated home office or 5th bedroom - perfect for remote work or study

Gourmet kitchen with sleek stone benchtops, top-of-the-line Smeg appliances (including a brand-new 6-burner gas stove), dishwasher, and extensive storage

Additional powder room and spacious internal laundry

Outdoor & Additional Highlights:

Fully fenced yard with electric driveway gate for privacy and peace of mind

Drive-through side access, large rear garage with workshop/storage, garden shed, and single carport

Beautifully manicured grounds with ample space to add a pool and create your dream backyard oasis

Split-system air conditioning across both levels

Unbeatable Location:

Just a short stroll to local shops, cafes, parks, and public transport, and moments from elite schools, Nundah Village, and major motorways for an effortless commute to the CBD, airport, or coast.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



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## More About this Property

Property ID	1TNUF1H
Property Type	House
Including	Air Conditioning Deck Dishwasher Floorboards

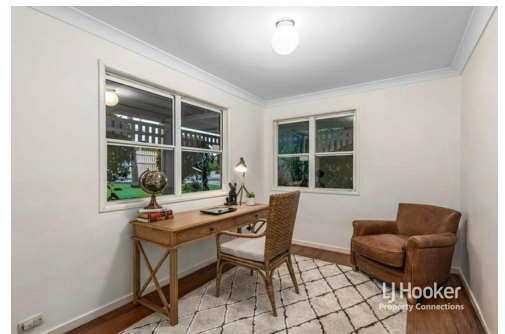
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### 1564 Sandgate Road, Virginia

Internal : 229 sqm  
 External : 155 sqm  
 Carport : 15 sqm  
 Shed : 55 sqm  
 Total Area : 454 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floor plan created by [FastFocus.com.au](http://FastFocus.com.au)