



## Parkhurst, 8 Sandford Avenue

### Turnkey Family Home with Room to Grow

Welcome to your dream family home in the prestigious Edenbrook Estate. Nestled at the end of a peaceful cul-de-sac, 8 Sandford Drive offers privacy, safety, and modern living, perfect for families looking to settle in one of Rockhampton's most sought-after suburbs.

#### Property Features:

#### Interior:

- Four spacious bedrooms designed for comfort and relaxation
- Two stylish bathrooms offering modern fixtures and finishes
- Media room perfect for family movie nights or entertaining guests
- Split air-conditioning throughout for year-round comfort
- Designer kitchen equipped with modern appliances, combining style and functionality
- Kitchen overlooks the rear yard and patio area, making it ideal for entertaining or keeping an eye on the kids



**For Sale**  
Offers over \$829,000 considered

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[ljhooker.com.au/77ZHVV](http://ljhooker.com.au/77ZHVV)

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**(07) 4922 2122**

Ceiling fans throughout to complement the airy, open-plan layout

Exterior:

Generous 1,011sqm block with room to grow

Fully fenced yard offering safety and privacy

Side access with ample space to add a shed or pool

3x3 garden shed for extra storage

Location Highlights:

Situated in the prestigious Edenbrook Estate, renowned for its family-friendly environment

Quiet cul-de-sac location providing added privacy and safety

Walking distance to local parks, ideal for outdoor activities

A short 10-minute drive to shops, schools, and essential amenities

Why You'll Love It:

Built in 2023, this lowset brick home is a turnkey solution for families seeking a safe, spacious, and stylish residence. The designer kitchen, complete with modern appliances and overlooking the rear yard, adds an extra touch of luxury. With room to expand-whether adding a pool, a larger shed, or more outdoor entertainment options-this home is perfect for growing families.

Don't Miss Out!

Experience the best of family living in one of Rockhampton's most desirable suburbs.

Contact us today to arrange a private inspection of 8 Sandford Drive, Parkhurst, and make this exceptional property your own.

## More About this Property

<b>Property ID</b>	77ZHVW
<b>Property Type</b>	House
<b>Land Area</b>	1011 m2

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8 Sandford Ave, PARKHURST



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