



**Sold**



1B Sandpiper Drive, Regency Downs

## Something Different, Something Special —Character Home plus Granny Flat

Step into timeless character with this elevated home and granny flat, perfectly blending rural charm with modern comfort. Set on a generous 4,564 sqm block surrounded by mature trees, this well-maintained property offers space, style, and a peaceful lifestyle just under 10 minutes to Plainland Plaza and close to both primary and secondary schools. Both properties are currently tenanted with the leases expiring in 2026.

### Main Home Features:

- Built in robes in 2 bedrooms
  - Separate toilet to the main bathroom
  - Combined laundry and second bathroom - Functional kitchen with ample storage and dishwasher
  - Polished hardwood floors, ornate cornices, and a combustion heater for added warmth and charm to the main living area
  - Ceiling fans throughout for year-round comfort
  - Versatile kids utility room
  - Large water tanks to support sustainable living
- External Features:
- Double lock-up garage - Separate workshop shed - Additional

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**FOR SALE**  
Offers Over \$1,200,000

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carport - Front balcony with butterfly stairs and a peaceful outlook over the property

### Granny Flat —Independent Living, Modern Comfort

The granny flat has been thoughtfully designed for independence without compromise.

- Featuring two spacious bedrooms, including a main with ensuite boasting a double shower, this is a space built for comfort and style.
- A dedicated study with built-in storage provides the perfect work-from-home or creative space.
- The internal laundry and open-plan design ensure effortless living for occupants or guests alike.

### MORE DETAILS

Property ID	HG3HBC
Property Type	House
Land Area	4564 m2

### Sharon Hiles

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