

**1/11 Boat Street, Victoria Point, Qld 4165**



**Townhouse For Sale**

Wednesday, 6 March 2024

1/11 Boat Street, Victoria Point, Qld 4165

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 165 m2**

**Type: Townhouse**



Tamara Hall  
0424468376

## Brand new, selling now!

Step into a world of unparalleled elegance and sophistication at Aurora On Point, where every detail exudes opulence and refinement. This prestigious residence located at 1/11 Boat Street, boasts a traditional Hamptons façade, setting the tone for a lifestyle of timeless luxury.

**Internal Features:**

- Soaring 2.7-meter ceilings adorned with timeless classic-look cornices, bestowing an air of aristocratic charm upon every room
- Grand mudroom upon entry adorned with elegant VJ panelling, lavish coat hooks, & a beautiful bench for indulgent storage solutions
- Impeccable soft-close cabinetry graces every bathroom & kitchen corner, ensuring a touch of refinement in every detail
- Luxurious stone benchtops complemented by prestigious SMEG kitchen appliances, exquisitely designed Hamptons-inspired tapware, & an inviting island beckoning for culinary adventures
- Expansive storage solutions with bespoke overhead cabinetry, graciously accommodating even the most discerning homeowner's needs, with ample space for an extra-large French door refrigerator & a captivating breakfast bar for intimate gatherings
- Seamlessly integrated smart home lighting system & ducted air conditioning throughout, ensuring comfort & convenience at your fingertips
- Three lavishly appointed bedrooms featuring sumptuously soft plush carpeting & bespoke built-in robes, promising a sanctuary of tranquillity & luxury
- Luxurious timber flooring graces all common living areas, adding an element of natural grandeur to the home's aesthetic
- Lavish floor-to-ceiling tiles adorn each bathroom, creating a sanctuary of opulence & relaxation
- Experience unparalleled warmth & elegance with the electric fireplace nestled in the heart of the living room, promising evenings of cozy sophistication
- Bask in the grandeur of the extra-large open-plan living area that seamlessly flows into the enchanting outdoor living space, promising moments of unparalleled indulgence & connection with nature

**External Features:**

- Georgian Style/Profile façade adorned with translucent glass windows along the top of the garage door, exuding timeless elegance & sophistication
- Magnificent decorative white front fence framing the entrance, inviting guests into a realm of unparalleled luxury & refinement
- Experience the epitome of convenience and elegance with the solar-powered white front gate at the driveway, a testament to modern luxury living
- Tiled alfresco area complemented by a private courtyard, offering a picturesque setting for outdoor entertaining, complete with a whisper-quiet ceiling fan for added comfort
- Low-maintenance landscaped gardens envelop the property, offering a verdant oasis of tranquillity & beauty, perfect for moments of relaxation & rejuvenation
- Secure lock-up garage

**Aurora on Point:**

- Traditional Hamptons façade, a timeless tribute to refined elegance and sophistication
- Outside parking accommodation, ensuring convenience & peace of mind for homeowners & guests alike
- Body Corporate fees comprise of:
  - o Annual Admin Fund: \$1,308.45
  - o Annual Sinking Fund: \$880.00
  - o Total Annual levies (excluding insurance): \$2,188.45
  - o Weekly Contributions (excluding insurance): \$42.09
  - o Annual Insurance Levy = \$1,237.60

Nestled in the prestigious Victoria Point enclave. This exquisite residence offers more than just a home; it presents a lifestyle of unparalleled refinement and sophistication. Explore the nearby waterfront promenade, indulge in shopping and dining at the vibrant precincts, or simply unwind in the tranquillity of the surrounding natural beauty. Don't miss out on your chance to live in a luxurious Hamptons-style home.

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