

**1/13 Enid Avenue, Southport, Qld 4215**



**House For Sale**

Friday, 14 June 2024

1/13 Enid Avenue, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

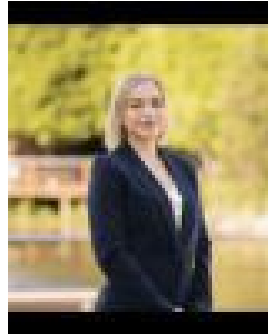
**Parkings: 2**

**Area: 337 m2**

**Type: House**



Simon Finlayson  
0756211507



Sydney Johnson  
0424885527

## JUST LISTED!

An architecturally stunning modern duplex that perfectly blends style and comfort. This exquisite home boasts 20 foot high ceilings and multiple indoor/outdoor living areas, creating an inviting and airy atmosphere. Step inside to bright and breezy interiors, featuring sky-high windows, a solid timber staircase, and plantation shutters throughout. Enjoy the luxury of split level open plan living spaces and a gourmet designer kitchen, complete with a 3 metre Caesarstone breakfast bar and abundant storage and countertop space. The lower level offers expansive open plan living areas, including a separate split-level media or family room that seamlessly transitions through bi-fold doors to a beautifully tiled and landscaped courtyard and terrace - ideal for entertaining! Convenience abounds with a separate laundry area, a powder room adjacent to the kitchen, and a spacious double lock-up garage with internal access and mezzanine storage. Upstairs, you'll find three generously sized bedrooms plus a separate office. The two ultra-modern designer bathrooms include an ensuite and walk-in robe in the master suite, which also features a charming Juliette balcony. The bedrooms are thoughtfully separated by a long gallery with an office/study and a designer bathroom, all overlooking the downstairs atrium. This property is loaded with high end finishes and additional features such as a high security system with an alarm, video intercom, Crimsafe door and window screens, high quality LED lighting, and air conditioning both upstairs and downstairs. The kitchen is equipped with top of the line Smeg oven, Miele dishwasher, and Halogen cooktop appliances. This sensational home offers a masterful blend of contemporary design, comfort, and natural beauty. With its well appointed interiors, spacious layout, and easy access to nature, it presents an ideal opportunity for those seeking a modern and convenient lifestyle in a welcoming community. Don't miss your chance to experience the comfort and convenience of this remarkable property first hand. Features Include: • 3 spacious king size bedrooms plus a separate study / office nook upstairs • 3 modern designer bathrooms including separate powder room downstairs • Master features ensuite with heated towel rails and Juliette balcony • Split level, fully tiled open plan living areas downstairs & soaring ceilings • Gourmet kitchen with massive island bench & breakfast bar • Granite bench tops in kitchen and all bathrooms, new tap fittings • Kitchen features Smeg oven, Miele dishwasher, Halogen cooktop • Plantation shutters and Crimsafe screen doors throughout • 3 split system air conditioning in living areas downstairs, master & rear bedrooms • Separate laundry room with loads of storage and built-in cupboards • Massive extra large double lock up garage with extra storage space • Fully tiled and fully fenced landscaped outdoor terrace and patio areas • Upgraded video intercom security, alarm system, vacuumaid • Council Rates are approximately \$2,000 per annum • Water Rates are approximately \$1,000 per annum • Estimated Rental Potential of \$950 - \$990 per week Fantastic location and close to all conveniences including Ferry Road Markets, Southport CBD, Gold Coast University Hospital, The Southport school, and the new light rail network. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.