

**1/197 Stanhill Drive, Surfers Paradise, Qld 4217**



**Sold Villa**

Saturday, 12 August 2023

1/197 Stanhill Drive, Surfers Paradise, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Villa**



Bob Rollington

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**\$1,750,000**

When only the very best will do! This amazing 4 bedroom ensuite Riverfront villa with your own private indoor pool is unique in design, it offers the ultimate in indoor/outdoor entertaining. This duplex/villa has been priced to sell. This stylish duplex has been meticulously crafted and fully supervised in the construction stage by a structural engineer. Large, Fan-shaped land widens to the main river, clever design & special council permit for additional site coverage made it possible for a custom design incorporating lighter & ventilation & views from the living, dining, kitchen, entry, indoor glass tiled pool, bedroom 1 and ensuite. Floors are solid timber, marble or vitrified tiles including the garage up to the kerb, an entertaining area adjacent to the pool, toilet & bathroom, floor-to-ceiling glazing 4 bedroom, ensuite, powder room, WIR, spa. Furniture-grade cabinetry in all 3 bedrooms, house size "integrated" kitchen, dining for 10 + all 3 toilets are in separate enclosures. High ceilings & ceiling treatments, full height doors inside & to the outside. Themed, unusual & unique features, designed for minimal maintenance costs, double garage, gate intercom & gate release, ducted vac, sprinkler system, electric gates, key-pad entry is controllable remotely this duplex has the works an inspection is guaranteed to impress! With nil body corporate fees and easy care gardens, the pool is designed & built for minimal maintenance, using longest-life materials. There are 2 separate sets of swim jet systems which are fitted for "endless" swimming all year around & in total privacy, adjustable timber louvres to the large windows, fibre optics to the pool provide a soft background light visible from the kitchen & living areas & are on a colour wheel, three skylights and 3 water tanks. The pool is designed to convert into 2 extra bedrooms or a family room or a huge dining or dance floor without messy renovation. This can be done quickly, at a low cost & is fully reversible (subject to relevant council approvals). This villa is designed & prepared for an affordable 2-person lift, at a low cost. A relaxing, softly lit panoramic view at night, including "HOTA" outlook is over mature trees & a sandy beach across the river. Property is not overshadowed or overlooked by residential high-rise buildings. Construction: Sub-frame of steel posts & steel beams, all site welded. Steel wall frames & steel trusses are also welded. The building is specifically designed for low maintenance. Stroll to the main, patrolled beach in Surfers Paradise. This is a one only opportunity to secure a premier main river duplex on prestige Stanhill Drive at Chevron Island. Be quick as quality main river villas in this price range are hard to find.