

1/45 Compass Drive, Biggera Waters, Qld 4216

— [Home](#) [Coastal](#)

Duplex/Semi-detached For Sale

Friday, 12 April 2024

1/45 Compass Drive, Biggera Waters, Qld 4216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 310 m2

Type:

Duplex/Semi-detached



Tim Zampech

0400343403

Auction

With its clean lines and high quality finish, this ultra-modern north-east facing villa has been designed with both comfort and style in mind. As you enter through the private, wide entry door you are welcomed by a stylish timber staircase which meanders above the light and airy living space. With a wide water frontage and your own pontoon, this beautiful property is the perfect place to call home. Other features include:

- Unique polished concrete/pebble flooring on lower level which is not only warm under your feet, but very low maintenance as well
- Crisp and modern two-pac kitchen with Bosch appliances including gas cooktop and rangehood, integrated dishwasher and three ovens incorporating steamer and microwave, caesarstone wrap bench/breakfast bar and large pantry and kitchen storage
- Open-plan dining and living areas with built in cabinetry overlooking the water and outdoor alfresco
- Resort style outdoor entertainment deck with impressive, uninterrupted water views; extra storage areas have been cleverly built in below the deck
- Sparkling plunge pool with sandstone tile edging and feature lighting
- Downstairs powder room; separate laundry; double garage with extra store room

The easy living continues onto the top level with:

- Large master suite with expansive water and skyline views, walk-in wardrobe and ensuite with double vanities, shower and separate bath
- Three additional guest bedrooms are generously proportioned and have built in robes
- Main bathroom and separate toilet
- Large hallway linen cupboard

Other features include:

- Fully fenced yard with electric gate for vehicle access and separate visitor gate with intercom
- Large and rare 11m water frontage (most waterfront duplexes have a 8-9m water frontage)
- Near new ducted air-conditioning throughout for year round comfort
- 4.6KW Solar energy system and new 5kw inverter
- New intercom and new window coverings throughout
- Double garage with new roller door motors and sectional automatic door and extra storage room and cupboards
- Low maintenance, landscaped gardens with shade cloth and festoon lights
- 5000 litre concrete rainwater tank located underground servicing utilities via a smart controller
- Serviced 8m pontoon, easy access to Broadwater by boat

The owners are serious about selling as they are moving west for a 'tree-change'. Don't miss the opportunity to secure a fabulous waterfront home in one of Biggera Waters most sought-after streets. Contact us today to arrange a private viewing.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.