

1 Westminster Court, Sovereign Islands, Qld 4216

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House For Sale

Saturday, 15 June 2024

1 Westminster Court, Sovereign Islands, Qld 4216

Bedrooms: 5

Bathrooms: 6

Parkings: 9

Area: 1141 m2

Type: House

Expressions of Interest Closing 12th of July 2024

Boldly luxurious, this Paul Clout designed residence redefines exquisite waterfront living and entertaining. Sprawled across a 1141m² block with 22m waterfrontage, it reveals an enviable north-facing aspect and interiors rejuvenated with custom, no-expense-spared finishes. Lashings of marble and vintage copper, high ceilings plus Indonesian stone and South African gemstone feature walls weave a narrative of opulence, complemented by a lift to three levels. Perfection also continues in the gourmet kitchen – a place you only thought existed in your culinary dreams! From the Italian Fhiaba fridges, streamlined custom cabinetry and Corian Limestone benches to the suite of superior Gaggenau appliances, it exceeds all expectations. An equally impressive butler's pantry includes a La Marzocco Italian coffee machine, so you'll never have far to go for an artisan caffeine fix. For relaxation, retreat to the renovated theatre with surround sound or curl up fireside in the lounge room. New European Oak herringbone floors add another layer of elegance, with bifold doors opening up here and in the adjoining kitchen and dining zone to create a seamless connection with the waterfront terrace. Boasting an outdoor kitchen, it gazes across the heated infinity-edge pool to the calm waterways. A pontoon also features outdoors, able to accommodate an 80ft boat, while two separate internal courtyards evoke a charming European appeal. It's the rooftop terrace, however, that will be everyone's favourite haven to relax or celebrate. Basking in 360-degree water, hinterland, and city skyline vistas, it's ideal for a sunset soak in the spa or drinks with guests at dusk. It's only fitting too that the five bedrooms and six bathrooms emulate the home's grandeur. Led by a presidential-size master suite with wet bar/coffee station, custom dressing room, marble-clad ensuite and private water-view balcony, it's pure luxury. Four further bedrooms boast marble ensuites, and the automated property also includes an executive office and basement with a temp controlled 260-bottle wine cellar, gym, and nine car garage. The final pièce de résistance is the location. An exclusive cul-de-sac (with bridge-free ocean access), it's also rich with community spirit, where neighbours become firm friends. Sovereign Islands also offers 24/7 security, and it's a short drive from Paradise Point village shops, eateries and parklands. This is a once in a lifetime home and opportunity.

Property Specifications:- Designed by award-winning Paul Clout on a 1,141m² north-facing with approx. 22m waterfrontage- Grand in size with a lift to three levels- Lashings of marble, vintage copper trim statement doors, ornate high ceilings, handcrafted South African gemstone feature wall plus fossilised pavers and wall stone cut from the Indonesian sea bed- Kitchen perfection, boasting Italian Fhiaba fridges, custom soft-close cabinetry, Corian Limestone benches, splashback and island, integrated Miele dishwasher, Qasair rangehood- Gaggenau kitchen appliances include a 90cm oven, steam oven and combination microwave oven, induction cooktop with gas option and teppanyaki plate- Butler's pantry with La Marzocco Italian coffee machine, Corian Limestone benches, 2pac soft-close cabinetry, copper sink, integrated Miele dishwasher, Ziptap- Lounge room crowned by a soaring timber-lined ceiling, with custom wall panelling, gas fireplace plus new European Oak herringbone-pattern timber floors and wallpaper- Bar renovated with Oxford Grilles brass mesh-front cabinetry and handles imported from England- Open-plan library beneath a stunning double-height void- Sprawling, presidential-size master suite features a wet bar/coffee station with Ziptap and integrated fridge drawer, custom dressing room and a luxury marble-clad ensuite- Four further bedrooms with marble ensuites; three with walk-in robes and integrated studies- Each marble-clad bathroom boasts Throne smart toilets- Heated infinity-edge pool with new mosaic tiles and glass bead bottom- Repainted waterside boardwalk- Two separate, sunny internal courtyards- Large laundry with dual commercial front load Miele washers and two commercial dryers- Tranquil mosaic-tiled water features and ponds at entry, with vintage copper trimmed portico- Automated lighting, TV, blinds, air-conditioning and Sonos music system- iPad controlled C-Bus home automation system- Automatic start 44kva back-up generator in case of a power outage- 3 phase power allows your electric vehicle to be fast charged- Wirelessly controlled manicured yards and resort style gardens- Recarpeted throughout plus complete driveway renovation

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.