

**10 Border Drive, Currumbin Waters, Qld 4223**

 Coastal

**Sold House**

Thursday, 10 August 2023

10 Border Drive, Currumbin Waters, Qld 4223

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 908 m2**

**Type: House**

**\$1,800,000**

Impeccably presented and positioned within a quiet, elevated cul-de-sac, this feature-packed, well-built home boasts stylish architectural details, refined appointments and private northeast-facing outdoor living areas with a pool and fun pool slide for all ages to enjoy. Well-designed, with recent, high-quality upgrades, a large office or studio space with a powder room and separate visitor access, an abundance of storage, a children's playroom and a rare oversized three-car garage, this home is as polished as it is practical. Comprehensively rejuvenated and renovated within the last two years, inclusions comprise a new kitchen with premium stone benchtops, sleek white 2Pac cabinetry and premier Bosch Serie 8 appliances. Additional highlights are deluxe bathroom updates, repainted interiors and new floor surfaces, LED lights, Crimsafe-style security screens and white plantation shutters. This extensively split-system air-conditioned, light-filled residence will suit families young and old and those who choose to work from the convenience of home. Comfort meets function in spades, and the lifestyle balance delivered is obvious. Contemporary in style with its angular rooflines and architectural glass features, stone-clad half wall, rain chains and robust timber posts at the entry, this property will instantly appeal. Living areas and the master suite enjoy a perfect north aspect, welcoming the warmth in winter and remaining shaded during the summer months. Step directly outside onto an open-air sundeck and covered entertaining zone with its pitched roofline above and integrated, custom-built outdoor kitchen with a hooded gas barbeque, a separate induction cooktop and drinks fridge recess. Friends and family will love spending long relaxing days poolside, dining alfresco in the private, well-established backyard and experiencing dramatic sunsets from inside, due to the elevation. The formal living room with study nook, large family dining area, the cinema-enabled media room with screen and projector, kitchen and thoroughfares have solid, Western Australia Jarrah floors laid throughout in a deep, Japan Black finish. Wall cut-outs define yet connect living rooms, maintaining light, airflow and an important, family connection. High ceilings add to the feeling of space. Brilliantly executed, the stylish kitchen has high-grade, streamlined cabinetry finishes including an enormous pantry provision and a statement 4.5-metre-long x 1.2-metre-wide peninsula island with marble-look stone and waterfall edge. The innovative, high-end Bosch appliances comprise a multi-zone induction cooktop, an under-bench oven and a dishwasher, with a superior GlemGas ultra-silent rangehood built into the overhead cupboards. There are four bedrooms on this upper level, with the private parent's retreat ideally located at the far end of the house and overlooking the inground pool and gardens. Highlights include a generous walk-in-robe, a sliding door opening onto the sundeck and a luxe ensuite with floor-to-ceiling tiles, a two-person spa, an oversized shower and a twin-basin vanity. The remaining upper floor bedrooms, and the optional study, are built-in and have large window openings that allow pleasant garden or treed hilltop views. Fully renovated also, the main bathroom is zoned to allow efficient use by busy families and guests, with a bathing area complete with a back-to-wall freestanding bath, shower and vanity, a second vanity with a quartz stone benchtop in Fossil, white honeycomb-style splashback tiles and a separate toilet. With high-grade cabinetry in white and contrasting woodgrain, and boasting the same, hard-wearing, engineered stone benchtop finishes, the well-designed laundry is equally stylish and well-equipped. Situated on the ground floor is a voluminous fifth bedroom currently used as a consulting space, with durable, Lappato-finish, concrete-look porcelain floor tiles. Whatever you opt to use this versatile room for, whether as a games room or teenagers retreat, an office or a studio, entry can be made independently via the property's side gate or from within the garage so that visitors need not venture into the home's private living areas. With numerous storage areas and a playroom or home gym zone with a striking black painted exposed timber ceiling overhead, the multi-car garage plus on-driveway parking for several more, the impressive multi-level design has well utilised the scope of this large 908m<sup>2</sup> allotment. A 4kWh solar panel system has been installed to reduce energy costs, with the swimming pool having pipework provisions already in place if additional heating is desired. Bottled LPG powers the instantaneous hot water system, with safety-set temperature control. A quiet residential enclave that is a short 8-10-minute walk from Currumbin Fair, a little further on will take you to Currumbin Creek Road's popular Dust Temple café and array of trending dining, retail and service amenities. Resting within the catchment for Currumbin State School and the prized Palm Beach-Currumbin State High School, this highly sought-after, family-friendly location will continue to be in demand. 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