

**105 Sir Bruce Small Boulevard, Benowa Waters, Qld  
4217**



**Sold House**

Friday, 1 September 2023

105 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Area: 912 m2**

**Type: House**

## Contact agent

This property was sold after 13 days after auction by Daniel Sharp. Method of Sale: Auction Marketing Campaign: Print and Targeted Digital Campaign OFI Attendees: 61 Enquiries: 117 Number of Written Offers: 5 Number of Registered Bidders: 4 Days on Market: 43 For strategic advice on your next sales campaign, call Daniel Sharp on 0420 967 891. Property Description: Main River Grandeur on a 912m<sup>2</sup> Block Grandeur has arrived on Main River with this sprawling 82 square masterpiece that is a showcase of graceful elegance. Perched in a prestigious street and on a supersized 912m<sup>2</sup> allotment, it fuses together gentle curves and sleek, clean lines to create a residence of distinction. Greeting you instantly with wide water views, these complement the opulent foyer, where a 5.7m ceiling enhances the scale of sophistication. A consummate entertainer, it also offers multiple areas for hosting guests, with a formal lounge with full wet bar, granite kitchen and a sprawling living and dining area that flows onto a water-view terrace. Complete with built-in BBQ and beverage centre, it's the perfect place to gather for celebrations or casual catch-ups. Five superb bedrooms all have access to ensembles, with the master boasting a fully fitted dressing room and glamorous spa ensuite. Guests can look forward to peace and privacy with their quarters downstairs, tucked away from the family quarters upstairs. An executive study and powder room are also on the ground floor, while outdoors, the low maintenance grounds mean there's more time for the things you love. This includes a lower terrace area with a mosaic-tiled pool and spa for that endless summer, and for boaties, a serviced 11m pontoon. Best of all, the enormous basement, featuring imported rubber flooring, offers drive-through access from the street direct to the boat ramp. Additionally, it accommodates up to six cars, with ample storage in place. Situated in the best kept secret of waterfront living on the Gold Coast, Benowa Waters, take advantage of being only 7kms from Surfers Paradise and 8.5km from Broadbeach. Exclusive private schools, TSS and St. Hilda's are within an 8km radius, with Pindara Hospital, plus local shops, cafes and restaurants within easy reach. 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.