

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



**Sold House**

Tuesday, 19 September 2023

108 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 906 m2**

**Type: House**



Keegan Shaw  
0755001600

**\$2,660,000**

Architecturally designed and quality built double storey executive residence showcasing expansive wide water views and positioned in Benowa Waters most desirable street on a private and generous 906m<sup>2</sup>. Impressive from the moment you enter this well secured property was designed to capture the north eastern aspect and stunning skyline views of Surfers Paradise. An entertainer's delight and catering for enviable get-togethers with family and friends. Whether it be taking in the water views across the stunning in-ground pool or relaxing in the private entertaining spaces, this home is sure to impress. Contemporary living for everyday comfort, this 46 square home offers separation in living spaces and seamless indoor/outdoor flow. The impressive master suite is positioned on the second level offering a waterfront balcony and luxurious ensuite and WIR. The additional two bedrooms are spacious plus there is a large office with built in cabinetry (previously a 4th bedroom) - perfect if you work from home. The well appointed kitchen is centrally located to all indoor and outdoor living spaces and complete with granite benchtops and quality appliances. Extra features include:- Rumpus room with built in wet bar, oversized double lock up garage with built in storage room and seamless flooring, ducted air conditioning with 3 phase power, Solar panels (5.8kw), high ceilings, Timber door entry way with high void ceiling, Blackbutt timber flooring, and plenty of storage. Freshly painted interior and exterior with new carpet and landscaped established gardens. Plans available to add additional bedrooms and bathrooms on request. All prior offers will be considered. Positioned in close proximity to the white sandy beaches of Surfers Paradise, Bundall's popular shopping precinct, Gold Coast Turf Club, state and private schools, and an abundance of boutique cafes and restaurants, Pindara Hospital and the Botanical Gardens, Walking distance to Benowa High and Primary (school catchment), St Kevin's Primary School, Benowa Gardens Shopping centre and Rosser Park. **DISCLAIMER:** 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. In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.