

**11 Skiff Street, Southport, Qld 4215**



**House For Sale**

Thursday, 4 January 2024

**11 Skiff Street, Southport, Qld 4215**

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Auction

Escape to an architectural oasis celebrating light, space and contemporary elegance, mere metres from the Regatta Parade shoreline. Prestigiously placed within the TSS precinct on a 607m<sup>2</sup> block, this impeccably maintained, one-owner residence will instantly impress, tempering modern touches with timeless appeal across a 439m<sup>2</sup> floorplan. Brilliantly light-filled and expansive, a glass-encased atrium sets the tone for tranquillity upon arrival, while a gourmet kitchen with a butler's pantry connects seamlessly with the living and dining zone. Beyond, an alfresco entertaining terrace beckons and feels like a natural extension of the indoors, providing a private place to host guests and access to the protected pool. A custom Tasmanian Oak timber staircase curves its way towards three upper-level bedrooms, each with elegant ensuites, walk-in robes and balconies. This includes an indulgent master suite that reveals dual walk-in robes, a marble ensuite and a protected patio with skyline views. Downstairs, a guest bedroom and bathroom offer easy accessibility, plus take advantage of secure parking for four cars, a lockable temperature-controlled cellar/storage and a 10,000L underground water tank.

**The Highlights:**

- Architecturally designed oasis that celebrates light, space and contemporary elegance- 607m<sup>2</sup> block, approx. 90m from the Regatta Parade shoreline and nestled in the prized TSS precinct- One owner and impeccably maintained, enriched with high ceilings, Limestone and marble finishes, feature lighting and custom, curved Tasmanian Oak timber stairs
- Gourmet kitchen with a butler's pantry, boasting premium Miele and Smeg appliances (including dual 900mm ovens), stone island bench and a book-matched porcelain-tile splashback
- Sprawling living area with built-in cabinetry and dining area enhanced with Limestone-trimmed finishes, each flows freely onto the alfresco entertaining terrace
- Cinema features a projector, large screen and surround sound
- Spacious, sophisticated upstairs master suite includes dual walk-in robes, vast marble ensuite and a protected balcony with skyline views, trimmed with aluminium shutters
- Two additional upstairs bedrooms with built-in desks, walk-in robes, ensuites and balconies with weather-protection screens
- Ground floor guest bedroom with built-in robe and front garden access
- Ground floor bathroom with full-height tiling and heated towel rail
- Private, covered alfresco area with built-in BBQ, overlooks a protected pool
- Glass-encased atrium garden with tranquil water feature
- Secure parking for four cars off-street, including double garage with electric charging amenities
- Lockable, temperature-controlled cellar/storage
- Crimsafe screens plus retractable screen for bi-fold doors
- Porcelain tiling and 100% wool carpets internally, with Travertine and porcelain finishes externally
- Alarm system and security cameras
- 10,000L underground water tank servicing the laundry, toilet and gardens

Tucked away in a tightly held enclave, make the most of being footsteps from the Regatta Beach foreshore and parklands, perfect for a morning or dusk stroll. Elite schools, TSS and St. Hilda's are within a 3km radius (approx.), plus it's under 2km to the upscale Ferry Road Markets. Home to some of the Gold Coast's best boutique shopping and dining options, delicious deli and craft coffee counters, it will be a favourite place to catch up with friends.

Contact Marco De Vincentiis on 0433 112 260 or Matthew Follent on 0402 251 527 to arrange your inspection today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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