

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

Professionals

House For Sale

Thursday, 16 May 2024

112 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 834 m2

Type: House



Teresa Berger
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Auction

Nestled in the prestigious enclave of Benowa Waters, we present to you a breathtaking opportunity to own a piece of paradise at 112 Sir Bruce Small Blvd. This expansive home offers ample space for extended families with the oversized rooms able to accommodate the largest of gatherings. Adorned in Northern sunshine and situated on wide water, you can indulge in a superb indoor/outdoor lifestyle. Meticulously designed, the home exudes elegance and boasts modern finishes and a well-conceived floorplan. Downstairs features three living areas consisting of a generous open plan living, dining and kitchen plus a separate media room and games room with built in bar. Upstairs you'll discover spacious and private bedrooms including an opulent master suite complete with its own retreat/living area, lavish ensuite and extensive robes. Property Features: Lower level: • Stunning entry with feature staircase • Gourmet kitchen boasting large island bench • Butler's pantry featuring built in oven and grill • Large guest bedroom and shared bathroom • Media room plus separate games room with built in bar • Large covered alfresco entertaining with outdoor kitchen/BBQ • Stunning pool area with sandstone pavers and timber surround • Double lockup garage (option to convert to triple) • Generous 834m² block with low maintenance gardens Upper level: • Three generously sized bedrooms (2 ensuited) • Opulent master suite featuring private living area • Large ensuite with bathtub and separate toilet • Walk in robe and private balcony offering stunning views • Open plan living, office or children's retreat Other features include: • High ceilings throughout • Ducted air conditioning • Solar electricity • Security system and intercom • Water tank and garden sheds Outgoings/incomings: • Council rates - approx. \$2,638* per half year • Water rates - approx. \$631* per quarter • Rental return - approx. \$2,000* per week Close proximity to: • Benowa High & Primary School (school catchment) • St Kevins Primary School • St Hildas (Private Girls School) • TSS (Private Boys School) • Benowa Gardens shopping centre • Pindara Hospital • Rosser Park & Botanic Gardens Why we love Benowa Waters... The home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's & off leash dog areas. Benowa/Benowa Waters is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach. A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella. It is only a short drive to the scenic hinterland range and a 45 minute drive to Brisbane.