

117 Aqua Promenade, Currumbin Valley, Qld 4223



Acreage For Sale

Friday, 29 March 2024

117 Aqua Promenade, Currumbin Valley, Qld 4223

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 6560 m2

Type: Acreage



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Auction

Tucked away in a peaceful cul-de-sac is this private 1.62-acre hinterland haven hosting a contemporary house, self-contained guest house and studio. In the main home, on-trend polished concrete floors lend a sense of sophistication to the spacious interior, where extensive glazing and louvres draw in natural light, refreshing breezes and soothing garden views. A statement central island is a stand-out feature in the gourmet kitchen, where wide servery windows connect to a breakfast bench in the adjoining outdoor kitchen and barbecue area. A double-sided fireplace creates a warm, cosy ambience within the main living zone and separate lounge. Plush wool carpet elevates the comfort level across three generous bedrooms, where a deluxe master suite is the star of the show. It features a large walk-in wardrobe, modern ensuite and outdoor bath, where adults can soak up the tranquillity of the natural surrounds. The home's owners have created an outstanding indoor-outdoor entertainment space, guaranteed to be the setting for lively gatherings with friends. Bifold doors dissolve the barrier between an oversized multi-purpose room and a sprawling alfresco area, which doubles as a carport. Opening up the potential for dual living is a separate, self-contained guest house equipped with a bathroom, study nook and the plumbing for a kitchenette. Meanwhile, an additional studio offers a private and productive space for those who work from home. An oversized swimming pool, outdoor shower and basketball court are set within the grounds, which are made up of swathes of flat lawn and flower-filled meadows surrounded by bushland. Uniquely intertwined with its locale, the estate harbours two sculptures from the local Swell Sculpture Festival, and offers exclusive, gated access to the Ecovillage at Currumbin and its vibrant amenities.

The Highlights:

- 1.62-acre estate with single-level house, self-contained guest house and studio
- Peaceful hinterland cul-de-sac near to popular local amenities
- Oversized swimming pool; outdoor shower; courtyard with basketball court
- Self-contained guest house with private external access; large bedroom or living space with study nook; bathroom; plumbing for kitchenette
- Studio with built-in workspace, storage, power and lighting
- Covered outdoor kitchen with BeefEater BBQ, Vintec wine fridge and breakfast bar
- Huge, covered carport and outdoor entertaining area; decked section
- Separate living area with built-in robes and bookcase; bifold doors opening to outdoor entertaining area
- Interior features polished concrete floors, wool carpet, louvres, new lighting; thick Caesarstone benchtops in kitchen, outdoor kitchen and butler's pantry
- Kitchen equipped with dual V-ZUG Comhair SEP and steam ovens, induction cooktop; integrated Liebherr fridge/freezer; integrated Smeg dishwasher; double sink with InSinkErator; Billi tap; 4m* island with storage and seating; servery windows to outdoor breakfast bar
- Combined butler's pantry, laundry and study area with Franke sink and storage space
- Double-sided gas fireplace in living and sitting area
- Deluxe master suite features walk-in robe and ensuite with single vanity, large shower with rain and hand-held shower heads, toilet and access to outdoor concrete bath
- Two additional bedrooms with built-in robes
- Main bathroom has built-in bath, walk-in shower with rain head, single vanity and toilet
- Floor-to-ceiling tiles in all bathrooms
- Back-to-base alarm system; Crimsafe throughout; split-cycle air-conditioning and ceiling fans
- Two sculptures from Swell Sculpture Festival
- Exclusive, gated access to the Ecovillage at Currumbin via backyard
- Gardens with lighting and extensive landscaping; flowering meadows; hundreds of mature trees; lush, flat lawns; gated and fenced rear garden area is pet-friendly
- 6.6kW solar power system; BioCycle wastewater treatment system; effective drainage around property

Currumbin Valley is a tranquil hinterland suburb where residents enjoy a peaceful lifestyle, without compromising on proximity to key conveniences. This is the only property to enjoy direct access to the Ecovillage, a vibrant precinct featuring a community centre, cafe, spa and other boutique businesses. For golfing enthusiasts, Meadow Park Golf Course is 5.5km away. The family-friendly address sits in the catchment for Tallebudgera State School, Elanora State High School and is less than 10km from St Andrews Lutheran College. Proximity to the M1 facilitates an easy commute north to Brisbane or south into New South Wales. Secure a beautiful hinterland property with multiple modern residences – Troy Dowker 0409 057 087.