

**118/40 Cotlew Street East, Southport, Qld 4215**

 Coastal

**House For Sale**

Wednesday, 12 June 2024

118/40 Cotlew Street East, Southport, Qld 4215

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1022 m2**

**Type: House**



Stuart Reeder

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## Auction

With a tranquil and leafy waterfront outlook that stretches across to the greens of Southport Golf Club, this will be your private paradise. Set within the exclusive and gated Surfers Waters Estate, an architecturally unique home rises up from the 1022m<sup>2</sup> block, bordered by an impressive 43m water frontage. Constructed from solid concrete and with a suspended slab, enjoy multiple living and dining zones across two levels. An elegant kitchen with stone benchtops and premium Gaggenau appliances also features alongside six bedrooms, four bathrooms and a powder room. Upstairs, the master suite is a sprawling and serene sanctuary. Gazing over a leafy and water outlook, it treats you to a spa ensuite, walk-in robe, sitting area and private balcony. Love to entertain? The wraparound alfresco terrace is ideal, set against a stunning water and golf course backdrop. There's even a handy outdoor bathroom for guests. The glistening, fully tiled pool promises fun in the sun, while the lush greenery and water features instil calm and charm to the outdoors. Part of a well-presented and secure precinct, residents benefit from 24/7 security, onsite amenities (including a tennis court and pool) plus private access to Southport Golf Club. TSS, Ferry Road Markets and the Southport CBD are also close, while world-famous Surfers Paradise beaches are approx. 4km away. See for yourself why bigger equals better at the Surfers Waters Estate - arrange an inspection today. Property Specifications:

- Architecturally unique waterfront home in the exclusive, gated Surfers Waters Estate
- 1022m<sup>2</sup> block bordered by an impressive 43m water frontage
- Tranquil outlook across the water to the tree-lined greens of Southport Golf Club
- Full concrete construction and suspended slab
- Striking foyer with water feature and grand dual-sided staircase
- Kitchen with stone benchtops, stainless steel Gaggenau appliances, gas cooktop and walk-in pantry
- Casual living and dining area connects to the kitchen and alfresco terrace
- Formal living area with a pull down projector screen, pool views and opens to the outdoors
- Separate dining area and bar downstairs plus a water-view family room upstairs
- Four upstairs bedrooms with walk-in robes, including a vast master suite with spa ensuite, sitting area, private balcony and tree-lined water views
- Main bathroom upstairs with a ground floor powder room
- Two downstairs bedrooms, one with ensuite
- Wraparound alfresco entertaining terrace captures with stunning water and golf course vistas
- Glistening, fully tiled pool
- Outdoor bathroom plus a walkway meandering through gardens and a pond
- Ducted air-conditioning
- Estate includes 24/7 security, tennis court, pool, BBQ area and VIP access to the Southport Golf Course
- Close to TSS, Ferry Road Markets, Southport CBD, Broadwater Parklands and Surfers Paradise beaches

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. 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.