

**118 Edinburgh Road, Benowa Waters, Qld 4217**



**Sold House**

Tuesday, 20 February 2024

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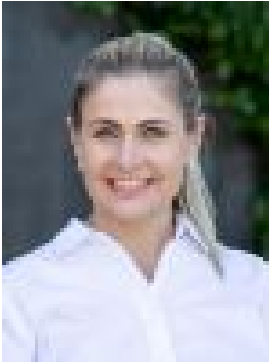
**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1009 m2**

**Type: House**



Carita Lanham  
0755001600



Keegan Shaw  
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**\$3,150,000**

Rarely available and highly sought after this single level modern residence occupies 1009m<sup>2</sup> and 22 metres of premium main river water frontage and offers Surfers Paradise and Broadbeach City Skyline Views. Nestled in one of the most exclusive streets in Benowa Waters in a peaceful and private location. Boasting elegant design features including high ceilings with timeless granite and marble finishes and a Sandstone electric built in fireplace which is sure to impress. You are welcomed to the home through a gatehouse which leads to the large entry foyer. Catering for large family gatherings with extensive indoor/outdoor open plan living opening to the sparkling waterside inground pool. Meticulous attention to detail continues into the master bedroom with a king sized main suite encompassing a luxurious ensuite with dual shower, huge walk in robe with extra cabinetry and a spacious dressing room. You will just love waking up here overlooking the river. Boasting 3 further spacious bedrooms, 4 bathrooms with 3 bedrooms being ensuited. There is a double lock up garage plus room for 2 additional cars behind the electric fence sliding gate. Centrally positioned for entertaining is the well designed gourmet kitchen with a butlers pantry, Stone bench tops, NEFF appliances (steam oven and induction cooktop), integrated dishwasher and complete with a Zip Tap and soft close joinery. The expansive waterside eco deck enjoys views over the inground tiled pool and expansive River and City Skyline plus a new Pontoon for your boat. 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. Absolutely will be sold now or at Auction. Prior offers will be considered!

**Property Specifications:**

- \* 1009m<sup>2</sup> East to Main River, 22 metre frontage with stunning skyline views
- \* Expansive living areas plus outdoor alfresco entertaining
- \* 4 spacious bedrooms (3 ensuited with WIR's)
- \* 4 bathrooms
- \* Plenty of grassed yard for the children to play
- \* 2 year old Pontoon for boating enthusiasts
- \* High ceilings
- \* Huge Laundry and Butler's pantry
- \* Large 2 car garage with ample space for additional vehicles
- \* Large riverside tiled swimming pool & outdoor alfresco BBQ area
- \* Custom designed gourmet kitchen with Steam oven, Induction, Zip Tap
- \* Manicured landscaped gardens
- \* Large Ceiling Attic in garage with foldable ladder
- \* Blue stone feature on main river plus reinforced retainer wall and new pathway
- \* Massive new 13.2 kw x 36 panel solar system
- \* LG Inverter 5 - 14.2kw Ducted Air Conditioning system
- \* Kasta auto lighting system
- \* LED lighting throughout home
- \* Automatic window and door roller blinds
- \* Amplimesh security doors and window grills
- \* Bosch Home Alarm System
- \* Bosch full HD security camera system around entire home perimeter
- \* Full HD Camera Intercom System
- \* Brand new 350L Hot Water System
- \* IXL Heating Lamps in Bathrooms
- \* Mirror Skylights
- \* Privacy aluminum slat fencing around entire perimeter of home
- \* Brand new Front rendered Wall and custom made telescopic electric garage gate and entry gate
- \* Yamaha Outdoor Sound System
- \* 12 month driveway and footpath
- \* Freshly painted internally to most of the home
- \* EV Car Charger
- \* All new inclusions under warranty
- \* 7m Garden shed
- \* Termite protection system around perimeter of home

**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 enquiries to verify the information contained herein.