

# 12 Blair Athol Crescent, Sorrento, Qld 4217

JR JOHN REID

## House For Sale

Friday, 8 March 2024

12 Blair Athol Crescent, Sorrento, Qld 4217

Bedrooms: 5

Bathrooms: 5

Parkings: 7

Area: 830 m2

Type: House



Nic Whitehead  
0755385566

## Auction

Auction Location: On-Site Nestled within the exclusive Sorrento locale, this Hamptons inspired home has been perfectly crafted to amplify natural light and elevate everyday living to evoke feelings of a romantic holiday. Perched upon an impressive 830m<sup>2</sup> waterfront allotment this modern sanctuary seamlessly merges indoor and outdoor spaces, epitomising the quintessential essence of waterfront living. Entering a world of subtle sophistication, this elegant abode greets you with oak antique barrique timber floors harmonising with whitewashed interiors and soaring high ceilings. Accommodating the demands of contemporary family life, the home encompasses 5 generous bedrooms and 5 luxurious bathrooms, alongside 3 distinct living spaces and a dedicated home office, offering a thoughtful balance between privacy and shared experiences. Culinary enthusiasts will revel in the gourmet kitchen complete with Ilve appliances, butler's pantry and finished with Calacatta Nuvo benchtops. Adjacent to this culinary haven, the light-filled living and dining seamlessly spills out to the waterfront entertainment precinct, a meticulously curated oasis enhanced by breathtaking water views. Indulge in the open-air BBQ dining zone, or retreat to the covered alfresco terrace, take a refreshing dip in the pool or relax in the sunken poolside lounge, cosy up by the sunken firepit or embark on the waterways with a private pontoon and bridge-free access to Main River. Spoiled by choice this exquisite family home effortlessly caters to every desire, promising a lifestyle of unparalleled luxury and tranquility.

**Property Features:**

- Sprawling 830m<sup>2</sup> allotment in the exclusive Sorrento locale
- 4 Spacious bedrooms upstairs with ensuite bathrooms and walk-in robes
- 5th Bedroom downstairs with built-in wardrobe
- 5 luxurious bathrooms throughout the home
- Elegant master bedroom with private waterfront balcony, huge walk-in robe and modern ensuite with dual vanities and freestanding bath
- 2 Separate living spaces (one on each level)
- Home theatre room with surround sound and tiered flooring
- Dedicated home office
- Gourmet kitchen with Ilve freestanding gas cooker and Ilve integrated dishwasher
- Generous butler's pantry with wine rack and shelving in Shannon Oak
- Island bench with elegant Calacatta Nuvo 40mm bench top
- 8x4m heated pool with floating cantilevered bench seating (wifi control heating for pool)
- Cosy sunken firepit overlooking the water
- Outdoor sunken lounge zone adjacent to the pool with outdoor shower
- BBQ area with island bench, built in cabinetry and bar fridge
- Private 8x3m pontoon with light, water, and power
- Bridge free access to Main River
- Smart home features including alarm system, 7 channel camera system and video intercom with phone control
- My Air ducted air-condition system
- 4 zone Yamaha Music cast audio system
- 11.5kW solar system
- 10kWh battery storage
- Electric car charger
- 170L gas hot water
- Designer Oak Antique Barrique Engineered timber floors
- High ceilings throughout (2.7m downstairs 2.55m upstairs)
- Automated wifi controlled irrigation
- Secure double garage plus secure off-street parking for up to 5 additional vehicles

**Suburb Profile:** Everything you could want in Gold Coast living, lively with businesses, schools and sporting clubs, A world of self-contained serenity. Within walking distance of the turf club and a number of chic restaurants and cafés, with no bridges to main river, conveniently located minutes from Broadbeach and Surfers Paradise. Many houses are not only waterfront but also feature city skyline views.

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