

**122 Campbell Street, Sorrento, Qld 4217**

 Coastal

## House For Sale

Thursday, 16 November 2023

122 Campbell Street, Sorrento, Qld 4217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 733 m2**

**Type: House**



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## Auction

Your holiday-at-home lifestyle starts here, with this relaxed and modern waterfront residence. Single-level on a 734m<sup>2</sup> fully fenced block and anchored at the end of a canal cul-de-sac, the home offers light-filled interiors, with a sleek kitchen taking centre stage. Equipped with Bosch appliances, it connects seamlessly with the rear alfresco terrace. A dining area opens to the poolside patio, plus seek out relaxation in a choice of two lovely living zones or settle in for a movie marathon in the media room, complete with leather recliners, a projector, and even a starlight ceiling! Additionally, comfort continues in the four bedrooms, including a master suite with contemporary ensuite, while a family bathroom with separate toilet services the remaining rooms. Outdoors, however, is where you'll want to be. Entertain on the expansive alfresco entertaining terrace or wash away any stress in the jacuzzi spa, soaking up tropical garden and water views. A 10m x 5m pool also promises rejuvenation, a powered pontoon can host up to a 33ft boat or spend balmy summer nights making memories with the outdoor projector and screen. Situated in a blue-chip location, stroll to local Sorrento Village shops and cafes to catch up with friends or drive to Capri on Via Roma for designer shopping and dining. Beaches, bars, eateries and entertainment await in under 10 minutes at Surfers Paradise or Broadbeach, plus enjoy proximity to popular public and private schools, including Benowa State, TSS and St. Hilda's. Discover first-hand the delights this fresh and fabulous entertainer has to offer - arrange an inspection today.

**Property Specifications:**

- Modern single-level waterfront living infused with relaxed holiday charm
- 734m<sup>2</sup> fully fenced block at the end of a canal cul-de-sac
- Sleek kitchen featuring Bosch dishwasher, two pyrolytic ovens and an induction cooktop, breakfast bar and servery window to the entertaining terrace
- Two separate living zones plus a dining area opening to the poolside patio
- Media room with 6 leather recliners, projector, starlight ceiling and LED wall lights
- Four bedrooms and two bathrooms, including a master suite with electronic block-out blinds and ensuite
- Expansive alfresco entertaining terrace with insulated roof and large DC ceiling fans
- Timber decking with shade sails, includes a jacuzzi spa
- 10m x 5m pool with 2 x Balinese water features plus water fountain and zodiac pool cleaner
- Outside projector and screen
- Pontoon with power and water, can accommodate a 33ft boat
- Secure double carport
- 6kW solar system with 26 panels
- My Air ducted and zoned air conditioning plus DC ceiling fans throughout
- Colour changing LED lighting to deck, pool and spa
- New Scorpio security screens for stacker doors
- Keyless entry plus video intercom at gatehouse
- Automated, dimmable and colour change LED lighting throughout the house
- Storage shed
- Walking distance to Sorrento Village shops and cafes
- Approx. 10 mins drive to Surfers Paradise or Broadbeach

**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.