

# 13 Kawana Crescent, Ashmore, Qld 4214



## Sold House

Wednesday, 15 May 2024

13 Kawana Crescent, Ashmore, Qld 4214

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1045 m2

Type: House



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## Contact agent

Renovated with meticulous attention to detail, this radiant residence is a symphony of sunshine, soul and style. Resting upon a level 1045m<sup>2</sup> block in peaceful Paradise Rivers, it promotes family-friendly functionality and a tranquil indoor-outdoor lifestyle. Soaring raked ceilings and galleries of glass add to the freshness and vitality, with bifold doors dissolving the barriers between internal and external living and entertaining areas. Spend summer days celebrating in the pool house, enjoy intimate catchups beneath the festoon-lit patio, or host large-scale gatherings on the wraparound terrace. Each overlooks the supersized pool that sparkles in the sunshine – the perfect party centrepiece for this sprawling entertainer. Equally as impressive is the open plan kitchen, living and dining zone. Anchored by a Freedom kitchen featuring marble countertops, custom timber finishes and state-of-the-art appliances, it includes a butler's pantry that keeps the mess out of sight. It's also where cosy mornings begin, basking in the dappled sunshine that cascades in via full height glazing, while winter nights are best spent curled up by the fireplace (wine optional). Plus, make a date for family movie nights in the spacious lounge room. Contemporary comfort continues with five bedrooms, led by a serene master suite. From the plush carpet under foot to the sleek ensuite, abundant storage and direct access to the sun-drenched alfresco terrace (perfect for that morning coffee in peace), it's a soothing retreat. A modern ensuite and main bathroom also awaits, defined by Herringbone-pattern subway tiles and high-end vanities and tapware for a touch of luxury. The Highlights: - Supremely sunlit single level residence fusing family-friendly functionality with seamless indoor-outdoor living and entertaining - Sprawling 1045m<sup>2</sup> level block in tightly held Paradise Rivers Estate- Renovated with "forever home" care, quality and attention to detail, including top-range tapware, plush high-pile carpets, square set walls, plantation shutters and more- Interiors illuminated in natural light and orientated to overlook the sparkling central pool- Expansive, open plan kitchen, living and dining zone crowned by a soaring raked ceiling, includes a toasty fireplace and dual bifolds for a seamless connection with the outdoors- Freedom kitchen with marble benches, custom timber finishes, soft-close cabinetry, filtered water, 6-burner gas cooktop, 900mm oven, concealed Sirius rangehood and dual dishwasher drawers - Combined butler's pantry/laundry with custom-built high-quality cabinetry, soft-close doors, stone benches (with LED lighting above), premium tapware and barn door entry- Lounge room with raked ceiling, VJ panelled feature wall and built-in nook with cosy seating and storage- Every main living area of the house overlooks the pool, perfect for keeping an eye on kids as they swim from a majority of the house- Spacious master suite sanctuary includes direct pool patio access, walk-in robe, built-in robe and modern ensuite - Master ensuite and main bathroom are enhanced by herringbone-pattern subway tile feature walls, high end vanities with soft closing drawers; main bathroom includes a freestanding bath- Four additional bedrooms with built-in robes- Sunny patio with festoon lights plus a large, wraparound alfresco terrace with gas-strut servery window to kitchen - Sun-soaked and supersized 11m x 6m pool powered by an evolution chlorinator and new sand filter, with adjacent pool house - Vast front and rear yards, with plenty of room for kids and pets to play - Outdoor shower, 6m x 3m garden shed and built-in bench seats by pool- Standalone garage with extra-height clearance and lockable storage- Expansive, fully fenced front yard with gated access to park a boat, caravan or jet-ski - Breeze block front fence with feature lighting- Established gardens, highlighted by tropical heliconias- Security system and intercom - 5kW solar designed to add storage batteries, accessible via mobile app to track energy input/outputNestled in a central and family-friendly setting, this location is a best-kept secret for a good reason. Wide, tree-lined streets host tightly held properties, while pristine parks, shops and the Nerang River Boat ramp are just a short stroll away. Sporting and medical facilities plus exclusive Trinity Lutheran College and Aquinas College are close, and if the beach beckons, feel the sand beneath your toes in under 10 minutes.With all the hard work done, you get to simply move in and enjoy this epic location and lifestyle. Contact Marco De Vincentiis on 0433 112 260, Ryan Ward on 0405 309 359 or Darryl Bright on 0481 205 205 today.Council Rates: \$2,506.64Water Rates: \$1,129.28Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. 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