

**135 Gordon Parade, Manly, Qld 4179**



**Sold House**

Tuesday, 3 October 2023

135 Gordon Parade, Manly, Qld 4179

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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**\$2,725,000**

This grand architectural contemporary home epitomises the perfect blend of coastal lifestyle and urban convenience, offering abundant light, breeze and point-blank views, day and year-round. The vast open spaces present numerous, versatile living options that cater for even the largest of families with a clever layout that splits the bedrooms over two floors, allowing different age-bracket children to be appropriately housed according to their needs. The commanding street presence is backed up by impressive internal proportions which cannot help but impress, with soaring ceilings and expansive room sizes creating a true sense of volume and space. Ample sunlit balconies and entertaining spaces, including a discreet poolside retreat, make hosting gatherings and parties a breeze, no matter how big or small. The bottom floor of the home comprises an extra large (approx 7.3m x 6.8m) garage, work shop, large gym of approximately 35sqm, climate controlled wine cellar and a large studio which is the perfect private work-from-home space, games room, man-cave or extra bedroom. The middle floor, which would most commonly be accessed as a pedestrian, is extremely functional and consists of two large bedrooms, one of which is ensuited as well as a generous rumpus/living room, purpose built cinema room, bathroom + powder room, oversized office, laundry and a relaxed outdoor entertaining area which offers stunning views to the bay and immediately overlooks the pool and pizza oven below. The top floor of the home is the piece de resistance with incredible panoramic views across the bay from the living and main bedroom. The main living areas include the kitchen, living and dining with the kitchen itself consisting of state-of-the-art Wolf induction cooktop, oven, warmer and in bench steamer, Subzero 839L fridge freezer, Zip Hydrotap with hot, cold and sparkling water. The living and dining are cleverly split by the kitchen position which allows for the parents to entertain their friends while the kids watch a movie or the footy. Three bedrooms are positioned on this level, all of which are ensuited including the enormous main suite, which is positioned on a slightly raised level for added privacy and includes a stunning ensuite with free-standing bath, oversized walk in wardrobe, private balcony and abundant use of glass which provides outstanding views over the bay from every angle. All three levels are seamlessly connected via a Domus lift which is capable of accommodating four people comfortably. Nestled in a serene beachside neighborhood just moments from the bay and Manly Village, this residence provides a lifestyle beyond compare. With a generous 634m<sup>2</sup> of living space, it boasts five spacious bedrooms (four ensuited), an impressive cinema room, large gym, private office and a series of distinct yet seamlessly connected indoor-outdoor living areas spread across three expansive levels. Further features include: • Panoramic 180-degree views encompassing Moreton Bay, Port of Brisbane and the Glasshouse Mountains • Soaring 4m high raked ceilings • Purpose-built cinema room equipped with an Epson Projector/Denon sound system, Bowers & Wilkins surround speakers, Velodyne subwoofer and 110" Revtek Screen • All four 'supplementary' bedrooms feature built-in robes, with three having their own ensuites • Italian tapware and basins in all bathrooms • Swimming pool surrounded by lush, low-maintenance gardens • 44 Q.Maxx solar panels with 14kw Fronius 3-phase inverter, consistently delivering 90kwh per day for most of the year • Madimack Elite pool heater • Ducted A/C, Bosch alarm system, Vacumaid, Dorani intercom system, laundry chute Situated on a 607m<sup>2</sup> plot of elevated, blue-chip land, this impeccably maintained home enjoys a prime location near cafes, restaurants, shops, and Manly Train Station. It is also conveniently located just moments from Manly Esplanade and the Royal Queensland Yacht Squadron. Families will appreciate the proximity to esteemed educational institutions such as the Manly catchment schools, St John Vianney's Primary School, Moreton Bay College, and Iona College. Furthermore, you are only a 25-minute drive to the CBD - if you ever had to go there. The Manly area has seen significant transformation in recent years and with the world a changed place, the demand for large, family homes that offer ample work-from-home options with the added bonus of great views and a great location within a prime suburb, is going to soar in years to come. Genuine sellers have committed to an auction date of Saturday 21st October at 9:00am with the auction to take place at The Calile Hotel, New Farm with registrations from 8:30am (or prior to the day). All pre-auction offers are to be submitted in writing for consideration with preferred terms being unconditional in nature and 30 day settlement although other terms will be considered on a case-by-case basis. Make no mistake, this is an extraordinarily rare piece of real estate that will be sold. Contact marketing agents Brandon Wortley on 0447 269 591 or Selina McIntyre on 0400 565 918 for further details or an information pack. \*\*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