

# 152 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217



## Sold House

Wednesday, 18 October 2023

152 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1080 m2

Type: House



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**\$2,270,000**

Captivating Lake-front Single-level Home On 1,080m<sup>2</sup> Park-side Block with Uninterrupted Water & Hinterland Views.....Vendors are motivated to sell and meet the market, inviting all genuine offers!Welcome to Haven Lakeside located at 152 Sir Bruce Small Blvd, Benowa Waters.A Mediterranean inspired master built residence, Haven Lakeside comes to market for the first time in over 12 years. Delivering a spectacular setting against the backdrop of shimmering Lake June and Gold Coast Hinterland, Haven will wrap you up in its warm embrace and carry you gently onto your next adventure. Live your dream water-front lifestyle waking up every day to caffe latte by the lake, embracing the quiet, calming influence of this magnificent setting that is undeniably peaceful thanks to the 'no motorised watercraft policy'. In prime position at the end of cul-de-sac of exclusive Sir Bruce Small Boulevard Haven commands a premium 1,080m<sup>2</sup> Lake-front landscaped and lawned block. Transitioning from Sunrise to Sunset, the aspect of this picture perfect position is simply stunning. Deep blue skies seamlessly evolve into striking hues of pink and burnt orange to accompany your preferred sundowners. Exceptional build quality, and steel frame construction is just the beginning. Multiple indoor and outdoor entertaining make the most of the breathtaking views on offer. The gourmet kitchen is well positioned to service the open plan casual dining and family area. Close by is the formal lounge dining opening out to covered alfresco. Truly a home for entertaining.Accommodation is generous, offering five large bedrooms including master suite and junior suite. All bedrooms are well appointed. Both the master and junior suites also have walk-in-robos and ensuites are large in size. Should a home-office be required, the fifth bedroom is ideally located and has been the private study for the family. A separate laundry opens out to private drying court. Two vehicle garaging with internal access is also a feature. The property is fully fenced and gated with camera intercom system. Alarm system is also installed. To ensure year round comfort, Ducted Daikin air-conditioning and ceiling fans are provided throughout. There is a 5kw Solar System to support year round comfort. Ideally located just moments of Gold Coast Botanic Gardens, Benowa High School, Benowa Village and Pindara Private Hospital, Royal Pines Golf and Resort Estate and Benowa Shopping Centre. TSS, St Hilda's, Emmanuel College are also a short drive. To the east of Ashmore Road you will find extensive trades, shopping, furniture stores in abundance. Also within this very central destination you will reach Star Casino, Pacific Fair, Surfers Paradise and much more. The M1 entrance just connecting you to Coolangatta Airport (approx. 25mins), Brisbane CBD, our world-famous coastline destinations beaches and other recreational hotspots.This is an exceptional opportunity to immerse yourself into the all-absorbing low maintenance lifestyle Benowa Waters and maximise the full potential of what is on offer.For additional information please call Roberto Scartozzi on 0406 421 679 or Lisa Psaras on 0477 979 794.PROPERTY HIGHLIGHTS- Highly sought Benowa Waters address- 1,080m<sup>2</sup> picturesque water-front block- Quiet cul-de-sac ideally positioned next to park- Desirable lake-front – no motorised boating- Wide frontage and rear to water- Sparkling swimming pool- 360m<sup>2</sup> (38.75 squares) Residence- Single Level Steel frame construction- Immaculately maintained inside and out- Multiple indoor and outdoor entertaining areas- Gourmet Kitchen looking over family room and out to water- Sparkling swimming pool overlooking water- Covered poolside entertaining area with water views- Five large Bedrooms- Master with ensuite and walk-in-robe- Junior suite with ensuite and walk-in-robe- Three Bathrooms (two large ensuites + main bathroom)- Study or fifth bedroom- Separate laundry- Ducted Daikin Air-conditioning throughout- Ceiling fans throughout- Mix of hardwood timber & tiled floors throughout- Camera Intercom to front gate- Security alarm installed- Garden Irrigation System installed- Garden Shed- Water tank for gardens- 5kw Solar System RATES & FEES GCCC Rates \$ 2,006.59 approx. per six months Water Rates \$ 273.65 approx. per quarterDisclaimer: 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. \* denotes approximate measurements.