

# 16 Biggs Place, Southport, Qld 4215

## House For Sale

Friday, 1 March 2024

16 Biggs Place, Southport, Qld 4215

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 776 m2

Type: House



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## Auction

Captivating, contemporary and crafted without compromise, this customised waterfront residence is a jewel in the TSS dress-circle crown. A mere 50m from Main River, with a staggering 35m waterfrontage and skyline vistas, it has been reimagined into an exquisite entertainer without compromising on cosy warmth. Matte Venetian finishes layer the interiors with texture and charm, complemented by large-scale picture windows to invite in sunshine and sensational views. Carefully planned living zones encourage connection or time apart – including one where you can curl up by the custom arched fireplace – while bi-fold doors create a seamless connection between indoors and the waterfront alfresco deck. Meticulous attention to detail also shines throughout the gourmet kitchen with acclaimed appliances and marble-trimmed island bench and the sprawling master suite. A luxe, light-filled and open-concept sanctuary, it rests against panoramic water and skyline views, boasting an indulgent ensuite and streamlined storage. Three additional bedrooms are oversized, with modern bathrooms on each level. Outdoors, host guests on the wraparound alfresco entertaining deck with a built-in BBQ area, integrated bench seating, and a bar against skyline views. Alternatively, retreat to the sunken firepit by the water's edge, or savour refreshment in the fully tiled pool. Weekends will be well spent exploring the Broadwater too, thanks to a fully refurbished jetty and a boat ramp, plus at a mere 50m from Main River, you'll enjoy all the benefits without the wash or noise. Factor in the solid brick and suspended slab construction, top-of-the-range home automation and an enviable location approx. 1.2km from TSS and 2km from St. Hilda's and this move-in-ready masterpiece truly exceeds all expectations. Inspect today.

**Property Specifications:**

- Captivating, contemporary and customised waterfront residence in the exclusive TSS precinct
- 716m<sup>2</sup> block adjoining James Overall Park, with skyline views and a staggering 35m waterfrontage
- Boaties paradise, just 50m from Main River and boasting a fully refurbished jetty, brand new gangway with water and power and boat ramp
- Solid brick and suspended slab construction, with the house transformed via a flawless, full-scale renovation
- Subtly sophisticated interiors embrace you with their warmth, layered with textural matte Venetian finishes
- Louvres encourage cool cross breezes, carefully planned lighting adds ambience while large-scale picture windows invite in sunshine and sensational views
- Bi-fold serverly window and doors in the kitchen, living and dining area for easy indoor-outdoor entertaining
- Designer kitchen features an island bench with fluted Calcutta marble tiles, AEG appliances (including induction cooktop with integrated range) Liebherr fridge/freezer, Ziptap with cold, boiling and soda water
- Expansive living and dining zone includes a custom arched ethanol fireplace
- Upper-level living area plus a cosy upholstered, built-in bench seat with storage nestled downstairs
- Custom bar with Vintec drinks fridge
- Sprawling, light-filled master suite with a high-end, open-plan hotel style; fitted with custom storage, a luxe ensuite and panoramic water and skyline views
- Three additionally supersized bedrooms with bespoke built-in robes
- All three bathrooms (including master suite) boast high-end brushed nickel tapware and Geberit in-wall toilets
- Ground floor bathroom boasts a handy external access to the pool area
- Pergola wraps around the alfresco entertaining deck, includes a built-in BBQ area with integrated bench seating and a bar, overlooking the pool, waterways and skyline
- Sunken gas firepit by the water, trimmed with built-in seating
- Direct access to park from side yard
- Brand new filtration system on fully tiled pool, with speakers and sub-woofers in the adjoining garden
- Top-range Millwood composite deck surrounding the property, requires zero maintenance
- Fully irrigated gardens and lawns with custom garden edging, retaining wall and integrated stone pathway
- New revetment wall with the premium features to ensure no concrete cancer or rust
- Mudroom plus an abundance of storage cleverly integrated throughout
- Double garage with epoxy floors
- Laundry includes Asko washer and dryer, external access and handcrafted Moroccan tiled splashback
- 2pac joinery to kitchen, laundry and master suite and all doors and drawers throughout are soft-closing
- Wired throughout for home automation, via phone app or internal Control 4 and Air-Touch screen pads – includes air-conditioning, lighting, blinds
- Keyless entry and smart detection security system with camera/number plate reading capabilities
- 8.3kW solar system and architectural profiled gutters
- Custom, commercial-grade windows installed with solar glass for maximum energy efficiency and privacy
- James Hardie Lineaboard cladding and quartz eco-stone exterior
- Solid, custom New Guinea Rosewood pivot front door, with high security and deadbolt system
- Custom blackbutt stairs with glass railing
- Every room with a hardwired ethernet cable
- Reticulation treatment line surrounding the entire house
- Full-height custom curtains, sheer curtains and block-out blinds for maximum privacy
- Outstanding location, approx. 1.2km from TSS and 2km from St. Hilda's

**Disclaimer:** The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied

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