

**17 Blue Lagoon Way, Dundowran Beach, Qld 4655**

**PRIME**AGENTS

**Sold House**

Thursday, 24 August 2023

17 Blue Lagoon Way, Dundowran Beach, Qld 4655

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 7**

**Area: 2011 m2**

**Type: House**

**\$1,549,000**

An immaculate contemporary family residence in the highly desirable suburb of Dundowran Beach. On location alone this single level home is hard to ignore, being within walking distance to the beautiful Dundowran beach and surrounded by quality homes yet exceptionally private beyond the front door. Beautifully crafted, the residence greets you with a striking facade accented by timber and stone elements and landscaped tropical gardens. Entering through the oversized timber feature door into the entry you will immediately be in awe of the grand scale and sophistication this immaculate home has to offer. With contemporary modern sophistication, this five-bedroom prestige home on a 2011m<sup>2</sup> allotment promises to elevate your lifestyle. Boasting spectacular entertainment options, impressive and refined interiors and also offers a tranquil outlook on to the mesmerising lagoon. The home flows from its grand entry to spacious open-plan living and dining areas, this exquisite space adjoins an impeccable modern kitchen everything the culinary enthusiast desires. Adorned with oversized stone benchtops, an outdoor serverly bar, butler's pantry, and ample cupboard storage, this culinary haven is also equipped with top-of-the-line appliances. Seamlessly connected to the indoors, a massive covered entertaining alfresco area is where you will want to spend time with family and friends. Encompassing a built-in outdoor kitchen this phenomenal outdoor area is large enough for the biggest of family gatherings or simply unwind with a glass or two, relaxing and looking at the mesmerising lagoon view. If a pool is on the desired list there are plans drawn and the perfect spot on the generous ½ acre block. The spacious family-friendly floor plan also comprises a stunning tranquil master suite with a spectacular walk through wardrobe, spacious ensuite with double vanities and access to an outdoor sitting area. There is an additional ensuited bedroom with walk in robe plus a further 3 queen size bedrooms which are serviced by a stunning guest bathroom with free standing bath, shower and separate powder room. A media/2nd living area and a fantastic laundry with walk in storage cupboard complete this considered family-friendly floor plan. The residence offers an abundance of additional features including a secure triple garage with internal access and epoxy flooring, plus a high clearance 12x9m shed offering ample storage for all the vehicles and more. Benefit from ducted air-conditioning, security alarm system, motorized internal blinds, an integrated ceiling sound system, LED lights, 3 phase power, ducted vac maid, crimsafe screens, plantation shutters, pop up irrigation and a massive 19-kilowatt solar power system. A home of sophistication - in design, inclusion, and aspect - this luxurious, family-friendly abode offers a lifestyle beyond compare. Attributes:- Oversized entry timber door- Inviting entry with recessed display nooks- Stunning modern kitchen with 30mm Amara Smartstone benchtops, serverly with bifold windows, 2 x Pyrolytic ovens, soft close drawers, large island bench with 60mm stone benchtops, dishwasher- Butlers pantry with large walk in pantry storage and additional sink- Open plan tiled dining/family area with large sliding doors opening onto alfresco area- Spacious carpeted living room with surround sound system and sliding doors onto entertaining area- Separate media room/2nd living area with vinyl timber look flooring - Master suite with a massive walk in robe and dressing room, beautiful ensuite with his and hers vanities, extra large shower and access to outdoor sitting area- Bedroom 2 with attached ensuite and walk in robe, fan- Bedrooms 3 and 4 with fans and built in robes- Bedroom 5 with fan and walk in robe- Stunning guest bathroom with extra large shower, double vanity, free standing bath - Large functional laundry with walk-in linen cupboard and ample bench/storage space- Ducted air conditioning throughout (27kw)- Ducted vacuum maid- 19kw solar panels and 3 phase power- Crimsafe windows and doors, plantation shutters throughout- Security cameras- 2.7m high ceilings- LED lights and smart light control panel- Sound system throughout and wifi system - Remote blinds in front rooms - 3 bay garage with epoxy flooring and internal access- Expansive undercover entertainment area with feature timber ceiling, fans- Built in outdoor kitchen with BBQ and double door bar fridge- 12x9m shed with 3.2m high clearance doors, 3.6 x 9m mezzanine floor, work bench, power and plumbing connected- Pop up irrigation for all gardens- Side access with wide double gates- 2011m<sup>2</sup> level block backing onto lagoon- Walking distance to Beach- 2017 built Hontondo home