

**17 Warrain Street, Shute Harbour, Qld 4802**



**Sold House**

Saturday, 4 May 2024

17 Warrain Street, Shute Harbour, Qld 4802

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



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## Contact agent

Designed with a meticulous focus on optimizing views, space, natural illumination, and breezy airflow, this home showcases an intriguing architectural design. Its versatile layout incorporates multiple living zones that seamlessly flow into expansive sun-soaked entertainment spaces and lush gardens. Time-honoured finishes and graceful forms intermingle, creating an ambiance of serene charm, accentuated by its extraordinary setting. The property harmoniously balances spaciousness with an intimate ambiance, offering shared spaces that cater to both comfort and style. Perched elegantly above the Coral Sea, this substantial and awe-inspiring property boasts panoramic vistas of approximately 12 islands, the captivating Shute Bay, and the adjacent Conway peninsulas. An enchanting symphony of nature awaits you - to the magnificent presence of Humpback Whales gracing the scene from July to October. Delight awaits beneath the house's azure surface, where turtles and rays traverse the shallows. The property seamlessly connects to a narrow coastal reserve strip, granting access to secluded foreshores, inviting explorations to nearby islands and beaches via kayaking. Gentle strolls lead to various bush trails, revealing Coral Beach, The Beak, and Mount Roper. Beyond a lovely private courtyard lies the entrance on the main ground level. Here, an expansive open-plan kitchen, dining, and living area unfolds, seamlessly connecting to the courtyard on one side, and unveiling sweeping views of the sea, islands, bay, peninsula, and sky on the other. Substantial suspended concrete decks, adorned with expansive Spanish sandstone tiles, lead gracefully to a pool just a few steps below. The main level also features a room currently used as an office, offering ample space for a bedroom and office or a cozy sitting room/media area, accompanied by a bathroom and laundry facilities. The private haven of the master bedroom suite resides on the upper level, a sanctuary boasting breathtaking views from both its spacious deck and the exquisite bedroom and ensuite. Even the walk-in robe offers a window to the splendid vistas. Descending to the lower ground floor, you'll find private entrances to two spacious bedrooms. One bedroom opens to a deck overlooking expansive sea views, islands, and gardens, while the other opens onto a lush garden landscape the bedrooms lead to a well-appointed bathroom. Ample storage options, including spacious cupboards, complete this level. Notable Features:

- A tri-level residence with multiple indoor and outdoor entertainment areas
- Ground floor living spaces include an expansive open-plan lounge, dining, and kitchen that seamlessly connects to outdoor entertaining spaces and a sizable pool
- High ceilings, both inside and out, exude an air of grandeur
- Tongue-in-groove timber ceilings grace the living room, decks, and eaves and 17mm thick cyclone rated glass doors on mid and top level, cyclone shutters on lower level
- Tasmanian Oak flooring enriches most of the interior spaces
- The kitchen boasts stone benchtops, including an island counter with brand new high end appliances including 900mm oven, and a gas cooktop
- Accommodates 4 bedrooms and 3 bathrooms
- A dedicated first-floor master suite offers a sitting area, ensuite, walk-in robe, and an expansive private balcony with breathtaking views
- Lower ground floor hosts a secluded guest suite
- A 2-bay garage provides easy access to the main living level and laundry
- Substantial sub-floor storage includes a pool pump room and rainwater tank
- Connected to town water and sewerage systems
- Encompasses approximately 678\* m2 of land, extending to coastal reserve on the seaside Shute Harbour is gracefully positioned at the tip of a peninsula on the Whitsunday Coast mainland. A mere 10-minute drive from the lively and cosmopolitan Airlie Beach, this charming residential enclave finds itself embraced by the tranquil turquoise waters of the Great Barrier Reef Marine Park. It's a locale that's nestled amidst the stunning array of 74 islands comprising the Whitsunday Island group, with the imposing backdrop of the Conway Range National Park and Conservation Reserve. This setting renders it truly exceptional and exceedingly rare.
- Tucked away in a serene cul-de-sac, the property is merely steps from the water's edge, accessible through the coastal reserve. If the notion of waking up to unobstructed and awe-inspiring sea and island vistas enchants you, coupled with the assurance of being surrounded by nature while still within close reach of a vibrant town and marinas a mere 10-minute journey away - look no further. For further details on this remarkable property, feel free to contact Fiona at 0432647708. Embrace the allure of this astonishing sea-view haven amidst nature's splendour.