

# 17b Karragata Court, Tallebudgera, Qld 4228

## House For Sale

Wednesday, 6 March 2024

17b Karragata Court, Tallebudgera, Qld 4228

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 4438 m2

Type: House



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## Offers Over \$1,895,000

A statement of sleek, modern living in a prestigious and peaceful neighbourhood beckons with this superb 451m<sup>2</sup> home. Nestled in a leafy setting of lush greenery, where towering forestry and fruit trees punctuate this 1.09acre oasis, the best of both worlds awaits here. You'll feel far removed from the urban rush of everyday life yet be only 15 minutes from picturesque Palm Beach. Designed with easy family living and entertaining in mind, an expansive kitchen with marble-effect Caesarstone waterfall benchtops and a 4 seater island bench sits at the heart of the home. Fitted with a butler's pantry, it makes catering an effortless affair. An outdoor courtyard with fire pit area and pizza oven tempts you when it's time for alfresco fun or host your guests on the expansive, tree-fringed deck and savour the serenity. Afterwards, grab a night-cap from the lounge room with wet bar accented by bronzed glass. There's also a light and airy dining room with feature downlights, an oversized formal living room, plus parents can escape to the upper-level retreat, fitted with plush carpet. Four light and bright bedrooms and four contemporary, customised bathrooms add another layer of impressive elegance to this home. The sprawling master suite sanctuary spoils you with an ensuite with twin shower heads, deep soak bathtub and separate toilet, with bedrooms 2 and 3 also with ensuites. Bedroom 4 and the fourth bathroom are located downstairs and gives your guests extra privacy. Along with an office, this home boasts two double garages (one with dual living potential), solar power, security system with CCTV footage and alarm, ducted air-conditioning, 22,000 litre water tank and a town water connection as well as an additional building envelope of 220m<sup>2</sup>. Situated 4km from Tallebudgera State School and 7km from St Andrews Lutheran College, it's also a quick drive to local shops, sporting fields and amenities. Or make the 10km trip to popular Palm Beach and savour the local cafes, restaurants and boutique shopping on hand in this coastal paradise. Arrange your inspection today.

**Main House Features**  
Expansive, modern kitchen with marble-effect Caesarstone waterfall benchtops and a 4 seater island bench and six-burner oven/cooktop  
Butler's pantry with ample storage, separate sink and dishwasher  
Light and airy dining room with feature downlights  
Oversized formal living room overlooking entertaining deck (with speakers)  
Lounge room/multimedia room with built-in speakers, powder room and large wet bar accented by bronzed glass  
Spacious upper-level living/parents retreat  
Sprawling master suite with makeup area and a large dressing room  
Master ensuite with twin shower heads, deep soak bathtub, customised dual sink vanity and separate toilet  
Bedrooms 2 and 3 with ensuites – 1 with a built-in robe and 1 with a walk-in robe  
Bedroom 4 (downstairs) with built-in robe  
Office with custom cabinetry  
Large laundry with chute from the master bedroom  
Modern bathroom with shower, deep soak bathtub and customised stone vanities  
Expansive deck with Newport HardiFlex flooring overlooking established gardens  
Outdoor courtyard with fire pit area and pizza oven  
Attached 2 car garage with electric door and built-in storage  
Another 2 car garage opposite the house with dual living potential (has electricity, plumbing and gas)

**Other Features**  
External greenhouse plus over 70 fruit trees planted  
Steel frame build  
Tongue'n'groove Blackbutt hardwood flooring throughout  
Plush carpets all bedrooms and upstairs living areas  
2.7m high ceilings throughout the property and 3m in garage  
Under stair storage  
LED lights, vacumaid and 9.99 kilowatt solar system  
Commercial zoned, reverse cycle ducted air conditioning throughout  
3 Phase Power  
Envirocycle, 22,000L water tank for irrigation and town water connection  
Security system with CCTV footage and alarm  
Additional building envelope of 220m<sup>2</sup>

**Location**  
4km from Tallebudgera State School  
7km from St Andrews Lutheran College  
Quick drive to local shops, sporting fields and amenities  
10km to popular Palm Beach cafes, restaurants, beaches and boutique shopping

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise