

2/9 Shoveller Avenue, Paradise Point, Qld 4216

ivy REALTY

Duplex/Semi-detached For Sale

Friday, 26 January 2024

2/9 Shoveller Avenue, Paradise Point, Qld 4216

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 390 m2

Type:

Duplex/Semi-detached



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Auction

Sleek and unique low-maintenance living is elevated to new heights with this captivating urban oasis. Sprawling across three levels, every detail has been meticulously curated to deliver a contemporary yet elegant villa that artfully fuses functionality, innovation and flawless style. A supersized stone island bench takes centre stage in the kitchen, cleverly configured to incorporate a dining area for family mealtimes. Neff appliances ensure cooking is easy, with custom cabinetry here and in the adjoining living area adding another layer of bespoke allure. Integrated living and dining have also been catered for, with large-scale slider doors peeling back to connect with the covered alfresco area. Acting as a seamless extension of the indoors and boasting a built-in BBQ, drinks fridge and powder room, it's an enticing all-weather place to entertain or watch kids enjoy the heated pool. Sophistication continues in all three bedrooms, including a spacious master suite where full-height glazing invites in abundant natural light. A Juliette balcony, custom walk-in robe and a stunning ensuite with full-height tiling are the perfect complement, with two additional bedrooms separated by a stylish Jack'n'Jill style bathroom. Downstairs, an executive office accesses another contemporary bathroom, while the basement level treats you to a sprawling five-car garage and media room – an ideal place to escape and watch sports with mates or host game nights with guests. Nestled in a highly desirable setting, calm waterways, playgrounds and open green spaces bookend your street, with a dog-friendly park 250m from your front door. Boaties will love being 500m from the boat ramp plus take advantage of your proximity to Paradise Point's village heart, where you can meet friends for coffee, dinner or browse the boutiques. Life looks good here. Don't delay – arrange your inspection today.

Property Specifications:

- Sleek and unique tri-level villa infused with contemporary elegance
- Incorporates functionality and innovation without compromising its urban allure
- Approx. 18 months old and impeccably presented
- Gourmet kitchen with supersized reconstituted stone island bench, soda/hot/cold Zip tap, custom joinery and premium Neff appliances, including dual ovens and induction cooktop
- Elegant living area enhanced with custom cabinetry
- Sophisticated and spacious master suite, with full-height glazing, Juliette balcony, custom walk-in robe and a stunning featuring full-height tiling, two stone vanities, dual showers
- Two additional bedrooms with walk-in robes, separated by a stylish Jack'n'Jill style bathroom
- Executive office with custom cabinetry and access to the downstairs bathroom
- Covered alfresco entertaining area featuring electronic weather-protection screen, louvred window, fan, strip heaters plus a built-in BBQ and drinks fridge
- Heated pool with Modwood sun deck
- Outdoor powder room
- Basement boasts space to accommodate up to five cars, ample storage plus a media room
- 3000 litre underground tank
- Automatic flood gate
- Large laundry with chute, a surplus of storage and ceiling-mounted drying rack
- 7kW solar system with 10kW inverter
- Ducted air-conditioning and ceiling fans
- Block-out curtains to all bedrooms and office
- Fully insulated and boasting superior acoustics
- Hydro-static levy, Hikvision security intercom and keypad entry
- Tranquil waterside parklands at each end of the street, plus close to Paradise Point restaurants, cafes and shops

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.