

**22 Blair Athol Crescent, Sorrento, Qld 4217**

**House For Sale**

Thursday, 16 November 2023



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**Bedrooms: 4**

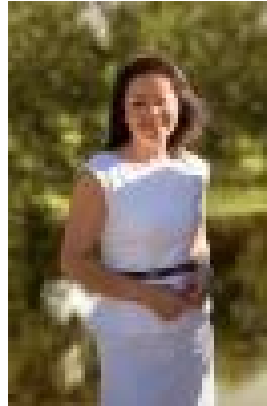
**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Mitch Palmer  
0755922706



Sabrina Chen  
0755922706

## Auction

Welcome to this striking, architecturally designed masterpiece that sets the benchmark for waterfront living in one of the Gold Coast's most sought after suburbs! Be the envy of family & friends with this showpiece, point position residence. Expertly crafted right down to the high-end finishes, this is a home of distinction and elegance for the discerning buyer. This property offers an unrivalled lifestyle with 707 square metres (77 Sq) of pure luxury living, over 3 levels, with the brilliance and quietness of suspended concrete slab construction. Offering an abundance of indoor and outdoor entertaining spaces, 28 metres approx of water frontage, and stunning 360-degree views from the rooftop deck. The impressive entry is a statement of sophisticated opulence with expansive open-plan living, soaring triple-height ceilings, a crisp white interior complemented by warm wood accents, double-height windows, and an abundance of natural light. The stunning formal lounge features a wood fireplace and a recessed entertaining unit and flows to the dining area with water views. The designer kitchen is made for effortless entertaining and features a breakfast bar with waterfall stone benches and easy access to indoor and outdoor entertaining areas. When it comes to entertaining, the possibilities are endless. Host soirees with friends on the covered alfresco, relax on the poolside deck, cool off in the sparkling waters of the inground pool or unwind in the heated spa, all while savouring the uninterrupted water views. Or you could share a gold-class cinematic experience in the privacy of your own media room, complete with wet bar where you can mix your signature cocktail before settling in for an unforgettable movie night. The upstairs retreat provides yet another living space to relax, ideal as a kid's or teenager's retreat. The property's highlight is the third-level entertaining studio with two rooftop decks and picture windows on all four sides to showcase the breathtaking 360-degree views of the Gold Coast skyline, Hinterland, and canals. Accommodation comprises three upstairs bedrooms, the palatial main bedroom with a walk-in robe, huge dressing room, deluxe spa ensuite and private balcony where you can enjoy the lights sparkling on the water as you unwind with a nightcap. Guests will enjoy a resort-style stay in the downstairs guest suite, also with a spa ensuite and direct access to the sun deck and pool. Every element of this remarkable residence highlights unrivalled family appeal in a location just minutes to world-class amenities, including renowned beaches, upscale boutiques, fine dining establishments, and elite private schools. Immerse yourself in the vibrant coastal lifestyle while revelling in the wonder that is point position waterfront living. This won't last long. Property Features include:

- Architecturally designed residence featuring 707m<sup>2</sup> of living over 3 amazing levels
- The brilliance and quietness of suspended concrete slab construction
- Point Position, 975m<sup>2</sup> waterfront block with approx. 28 metres of water frontage
- One of Sorrento's most sought after streets, quiet cul-de-sac position
- Grand entry with water feature, high ceilings, statement staircase
- Vast open-plan formal lounge with fireplace & soaring 9m ceilings
- Designer kitchen with large, waterfall stone breakfast bar, plumbed fridge space & gas cooking
- Dining area flowing to the covered alfresco with water views
- Inground pool & spa, sun deck, poolside deck, lawn to water
- Huge Media & Games Room with built-in bar, Epson High-definition projector & surround sound speakers
- Upstairs living area + media room with projector & wet bar
- Unique third-level entertaining studio, 2x rooftop decks, 360-degree views
- 4 expansive bedrooms with BIR + study nook
- Two-way family bathroom + 2 ensuites + 2 powder rooms
- Main bed with dressing room, WIR, spa ensuite, balcony
- Downstairs guest suite with spa ensuite & sun deck
- Remote triple garage with epoxy flooring + gated parking
- Air conditioning throughout for perfect climate comfort
- A substantial laundry room with lots of storage space
- Fully airconditioned throughout for year round comfort
- Sonos sound system, Bosch Security/Alarm System with 6 x high definition cameras feat tv & phone projection/monitoring
- Huge 13m x 3.5m pontoon, plumbed and featuring pro fender edging & heavy duty cleats for large vessel mooring (only 6 months old)
- Bridge free to Main River, ideal for serious boating
- Only 3.4km to the beach, 10 minutes to Broadbeach and within close proximity of Elite Schools TSS and St Hilda's
- An unrivalled Gold Coast lifestyle awaits the most discerning buyer

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.