

22 Middle Quay Drive, Biggera Waters, Qld 4216



House For Sale

Saturday, 2 March 2024

22 Middle Quay Drive, Biggera Waters, Qld 4216

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



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Auction

Rarely will you find a residence that so effortlessly fuses timeless elegance with a welcoming warmth. Immaculately presented, this single-level sanctuary embraces you with a homely ambience while showcasing sophisticated style. It proudly received Master Builders Award for best home in quality and construction. Positioned at the end of cul-de-sac of the best street in Harbour Quays and on a 800sqm block with 33m water frontage and canal access, you will enjoy your life in this peaceful and prestigious neighbourhood with easy access to all amenities. As you enter the home, you will be greeted by a striking gatehouse entry with feature stonework and a timber L.E.D. lit pathway to the pivot entry door. Once inside, the foyer is complimented by an internal courtyard with soothing water features and a tranquil tropical garden. As you make your way to the centre of the home, you will be impressed by the thoughtful design of the modern kitchen - as flawless as it is functional, it gleams with white 2pac cabinetry, acclaimed Bosch appliances and an L-shaped solid marble island bench. The two living rooms and dining room are seamlessly connected and flow effortlessly onto the resort style entertaining deck where you could soak up the spectacular sunset from the pool or watch the passing parade of boats along the canal. You will also relish the spacious master suite that gazes upon water vistas and spoils you with a luxe spa ensuite to soak away any stress. Bedroom 2 features built-in robes, and 2-way ensuite. Bedroom 3 features walk in robe and also a 2-way ensuite. Bedroom 4/guest room is embraced by tranquil tropical gardens on both sides, and with an extra high ceiling and multiple louvre windows for the maximum ventilation. Some of the external features are:

- 800sqm of land
- Extra wide 33m water frontage with expensive water views
- 10m pontoon with water and power
- 47 Solar Panels and two Inverters - both Inverters are new (one purchased July 2023 and the second purchased January 2024) with 10 year warranty
- Solar heated inground saltwater lap pool with cascading semi-wet edge water feature
- Resort-style entertaining deck with extensive water views, impressive high pitched wood panelled roof with ceiling fan, and built-in speaker and stereo system
- Outdoor built-in kitchen with marble bench top, four burner Beef-Eater barbecue, fridge, sink and under bench storage
- Quality landscaping
- Tropical gardens with established feature trees and water fountains
- Solar powered garden lights throughout
- New merbau steps, handrail and decking to canal walkway
- WYZE CCTV security camera
- 3 x 3000 litre rainwater tanks
- Side gate vehicle access for extra car or caravan/trailer
- Irrigation system
- 3 phase power
- 3 x Garden sheds
- Oversize gutters

Some of the internal features are:

- 368 m2 of luxury living designed to maximise the northern sun
- Five-star fittings and fixtures throughout, leading edge design and quality construction
- Extra height ceilings to create the spacious feeling in the home
- Total 4 bedrooms plus built-in study nook with bench and shelves
- Stunning master retreat with water views and walk-in wardrobe and cabinets
- Open-plan his & hers ensuite with mirrored and under bench storage, spacious shower and spa bath
- Additional three double bedrooms with built-in robes, two of which are ensuited with two-way bathrooms, and tranquil garden views
- Well appointed kitchen with marble wrap benchtop and European appliances including integrated and elevated Bosch dishwasher (newly installed, still under warranty), built-in fridge with matching fascia, Bosch gas cooktop (also under warranty), built-in filtered hot and cold water tap, and ample under bench cupboards.
- Open plan media / games room with ultra-modern gas fireplace and Samsung surround sound system, and walk-behind wet bar (with stone bench top and bar fridge)
- Stylish dining and living areas with beautifully framed expansive water views
- Open plan living areas with SONOS sound bar.
- Two ducted and zoned reverse cycle air conditioning units: one services all bedrooms, and the other (the largest non-commercial unit available) services the living areas
- Ducted vacuum system
- Ceiling fans installed throughout the house
- Full alarm security system
- Intercom
- Security screens and fly screens
- LED lights throughout
- Double garage with sectional automatic door and extra storage room
- Separate laundry with marble benchtop, shelves and cabinets
- Multiple linen cupboards and storage in corridors
- Ethernet plug in all rooms
- Ladder to attic roof area, with large area for storage (partially floored) and lighting

Middle Quay is arguably the most desired street in Harbour Quays, accessed by a bridge offering exclusivity with no through road, therefore enjoying relatively low local traffic. In addition, Middle Quay is only a short walk to Harbourn town (the northern Gold Coasts premiere shopping precinct) that includes a recently opened large street of restaurants/bars, not to mention the large selection of take-out. A central public transport hub provides effortless bus travel to most locations. Harbour Quays offers a central location that enables close access to the M1 both north and south, and the Helensvale train station is the link for the Gold Coasts light rail system and the mainline north to Brisbane. A short drive sees you on the Broadwater Beaches enjoying fabulous morning walks (and coffee). Just a few minutes further, the famed Gold Coast Surf Beach stretches as far as you can see through Main Beach, Surfers Paradise, Broadbeach to Burleigh Heads and beyond. The property must be sold either before, or at the auction. All

genuine offers are welcomed and considered. RATES AND FEES: Council Rate: Approximately \$1,690/half year Water and Sewerage Rate: Approximately \$437/Quarter This property is being sold by Auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.