

**3/9 Esther Place, Surfers Paradise, Qld 4217**



**Duplex/Semi-detached For Sale**

Sunday, 24 March 2024

3/9 Esther Place, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Auction

Soaring three levels high and basking in city skyline views, this villa promises sleek, easy-care living. Unfurling across a generous 268m<sup>2</sup> floorplan, stone feature walls pair with marble and timber floors while high ceilings (including a 6m void in the entry foyer) enhance the sense of space. Natural light also filters in to create warmth, illuminating the open plan kitchen, living and dining zone. Here, gleaming granite benchtops and Smeg appliances make cooking and meal prep effortless, while bifold doors create a seamless connection with the rear courtyard. Upstairs a bright and airy lounge room offers another place to relax, before flowing onto two separate balconies. Additionally, this level hosts two bedrooms with built-in robes and ensuites, with upstairs dedicated entirely to the expansive master suite. Appointed with a walk-in robe, luxe marble ensuite with freestanding bath and private rooftop terrace, it's an indulgent retreat. By day, use this outdoor space to soak up city and hinterland views, and by dusk, watch the sun slip behind the horizon or see the sparkling city lights brightening the night sky. Conveniently, powder rooms feature on the ground and first floor, with the air-conditioned villa also appointed with a double garage.

**The Highlights:**

- Sleek tri-level villa in a boutique complex
- Interiors enhanced by stone feature walls, marble and timber floors and soaring ceilings (including a 6m void in the entry foyer)
- Kitchen boasts granite bench tops, Smeg appliances and ample storage, adjoins an open plan living and dining area
- Light-filled lounge room on the first floor, includes timber floors, built-in cabinetry and access to two balconies
- Expansive top-floor master suite with large walk-in robe, marble ensuite including a freestanding bath, dual vanity, toilet and bidet, opens to a vast alfresco terrace
- Two remaining bedrooms on the first floor, each with built-in robes and ensuites with integrated rain showers and vanities
- Powder rooms on the ground and first floor
- Top level entertaining terrace basking in city skyline and hinterland views
- Bifold doors ensure a seamless indoor-outdoor flow between the rear alfresco courtyard and the combined kitchen, living and dining zone
- Double garage
- Intercom, vacuumaid and air-conditioning
- Laundry with external access and storage

Situated in a blue-chip location and within a peaceful cul-de-sac (with no through traffic), this setting is supremely central. Walk to local Sorrento Village shops, cafes and services in 600m or head to nearby HOTA for a culture fix. The cafés, restaurants and boutiques of Chevron Island and Isle of Capri are mere minutes away, and you'll find yourself in the heart of Surfers Paradise (with its world-class beaches) in approx. 3km. Transport is plentiful too - you can even leave the car at home! Make this your must see - contact Gareth Denning on 0410 300 121 today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **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.