

3 Ragamuffin Quay, Trinity Park, Qld 4879

FNQ HOT PROPERTY

House For Sale

Thursday, 6 June 2024

3 Ragamuffin Quay, Trinity Park, Qld 4879

Bedrooms: 6

Bathrooms: 6

Parkings: 2

Area: 1004 m2

Type: House



NATHAN SHINGLES



JENNA SHINGLES
0407955936

FNQ Hot Buy \$4,995,000

Reward yourself with modern and stylish waterfront living on "the island" 3 Ragamuffin Quay Bluewater Harbour Canal Estate. This award winning home built by Ash Mosely Homes won the Master Builders "Best Individual House over 2 million dollars" and HIA "Best Bathroom" awarded in 2016. The luxuriously abundant two story abode boasts an enviable position at the end of the Quay, and the design has maximised the benefits of this location which overlooks the tropical greenery and not onto other homes. With out a doubt this is the best positioned home in the estate. Here is what you've been looking for, your private expansive oasis on the waterfront awaits!The residence is a masterpiece of residential design utilising the most sophisticated finishes seen in a home. The architecture and construction, expresses the natural raw character of its materials, playing with textural depth and its relationship to space, giving warmth and substance to its environment. The site orientation allows for lush morning sun which then gives way to the cool afternoon shade.This stunning home comprises an abundance of living areas and rooms which have been intelligently designed with functionality in mind. There are 6 bedrooms, 5 with ensuites, a gym and a music room, a guest lounge and a dedicated office with spectacular views reaching right around to the Macalister Range. The rooms have been thoughtfully created to be versatile and can be used in any way the new astute owners choose.Upon entering this spectacular home through the impressive timber and glass pivot door you are invited to meander through the grand atrium featuring a calming goldfish pond. As you are gently welcomed into the expansive living area and beyond you get a feel for just how large this home really is. The soaring void in the centre of the home not only acts as an impressive window to the majestic views but it allows cross breezes to be drawn up and out of the home serving to keep it cool. The stylish chefs kitchen boasts a very large butlers pantry with abundant storage and bench space, the kitchen is appointed with quality Bosch ovens and a gas cook top. The stylish bench space very cleverly combines a built in formed island dining table for family gatherings or intimate soirees. As you are invited outside to the large undercover entertaining area you will find the built in kitchen which is perfect for outdoor entertaining. A timber deck and premium artificial lawn wraps around the crystal blue salt water heated swimming pool which comprises a 25 metre lap pool for the avid swimmer. On the grand upper level which offers breathtaking vistas the master bedroom offers a large his and hers walk in robe with built in cabinetry and a beautiful award winning ensuite with a gracious bath to relax in and soak up serenity and the views. There is currently a 12 meter pontoon to moor your boat and allow you to enjoy the best of the Cairns waterfront lifestyle! A few minutes by boat to the 24 hour fuel at Yorkeys Knob Boat Club and beyond to the Great Barrier Reef, this is perfect for boating and fishing enthusiasts. There is a boat shed at the access point to the jetty for ease of storing boating gear. The tropical landscaping has been thoughtfully designed to be very low maintenance.Features we love:The expansive design across the 40 metre of waterfront 16 Kilo Watts Solar SystemBack to Base security system3 Phase power and generator2500 litre indoor pondFully screened windows and doorsElectric outdoor screens in the entertaining area2 Gas hot water servicesIndustrial air conditioning systemMain living area ducted air conditioningBuilt in TV cabinetry main loungeSolar heated swimming poolGarden irrigation1004 sqm block699 square metre building under roof12 metre pontoonBoat shed Electric double gated entry and walk gate with intercomAdditional off street parking spacePlease watch the walk through video on this page to get the entire experience of this home and its iconic private location. For a private inspection of this bespoke masterpiece please call Jenna Shingles on 0407 955 936 or Nathan Shingles on 0416 254 730.Bluewater Harbour Canal Estate is located at the northern beaches of Cairns. It is approx. 25 minutes to the CBD and 20 minutes to the Cairns Domestic and International Airport. It is close to quality day care facilities, primary and secondary schools and JCU University. It has a large shopping centre, cinemas and medical practises close by. Award winning restaurants such as Nu Nu and Sebel Reef house are within a short drive or boat ride. Bluewater Bar and Grill and Yorkey's Knob Yacht Club are a few minutes away by boat, car or even complementary shuttle bus. FNQ Hot Property is an independent Real Estate Agency operating out of Bluewater Harbour Estate, Trinity Park and we have an intimate knowledge of the local surroundings.