

30 Montego Court, Mermaid Waters, Qld 4218

House For Sale

Friday, 3 May 2024



30 Montego Court, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 1108 m2

Type: House



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Auction

Taking up point position on a promontory overlooking Lake Wonderland is 'Mulia', a highly contemporary, family entertainer that captures supreme water and city views. Located on a 1,108m², east-facing block with an expansive 45m* water frontage, this exceptional, two-storey home was created by BDA Architecture and built to last by Clamroc Constructions. A true trophy home, quality materials such as oak timber, imported stone, terrazzo tiles and quartzite benchtops play out across a contemporary and timeless design oriented to capitalise on its point position. Expertly configured for a family, but with a big focus on entertaining, enjoy an authentic indoor-outdoor lifestyle. In the living spaces, sliders retract to leave a hand-laid stone wall as the only thing separating you from a tranquil Balinese-inspired garden and covered terrace overlooking the water. Complementing the living spaces is a gold-star cinema room, study and four ensuite bedrooms, three on the upper level and one on the ground floor that has a private entrance and kitchenette, creating potential for multi-generational living. The clever integration of smart home automation means you can open and close curtains, turn up the sound system and switch on and off the lights with a simple voice command - or app when not at home. Water lovers will appreciate a 10m pontoon from which they can launch a paddleboard or boat to cruise the local waterways. Alternatively, take in the serene lake views from the luxury infinity pool and spa. Nestled within the elite paved enclave of 'Paradise Quays', Mulia delivers an elevated coastal lifestyle in a family-friendly community in proximity to beaches, shopping precincts and key amenities.

The Highlights:

- Contemporary two-storey, waterfront entertainer in quiet cul-de-sac- 1,108m² east-facing block, 45m* water frontage to wide waterway- Architect designed by BDA Architects, built by Clamroc Constructions- 10m x 3m pontoon with water, power, light- Naked freshwater infinity pool and spa, full mosaic tiling, heated - Wraparound covered alfresco terrace; built-in kitchen with sink, BeefEater BBQ, separate gas burner, Husky double drinks fridge, freestanding Polito woodfired pizza oven- External fire pit with built-in concrete seating; manicured, fully irrigated gardens, flat lawn area to rear, statement palm tree at entry; extensive under-house storage- Control4 smart home automation; integrated Sonos sound system with Krix speakers throughout, including alfresco areas- Quality materials used throughout, including hand-laid imported stone feature walls, VJ timber soffits, herringbone oak timber flooring, New Zealand pure wool carpets, alabaster light shades, recessed LED lighting, terrazzo and limestone tiling, quartzite and Caesarstone benchtops- Extensive glazing, including picture windows, floor-to-ceiling sliders, louvre windows - Five-seater, stepped cinema room with state-of-the-art sound system, Epson projector, blackout blinds- Wide entrance and hallway with 6m-high void, dry bar; access to central courtyard with Balinese-inspired garden and water feature- Open-plan kitchen, living and dining space with stone feature wall and integrated gas fireplace; expansive water views- Kitchen has quartzite island with seating, Vintec wine fridge, built-in Miele appliances, including induction cooktop with separate gas burner, double ovens, Franke sink; butler's pantry has built-in Miele combi-microwave, Fisher & Paykel double fridge-freezer, Hydro ZipTap, sink with InSinkErator- Stairs to upper-level gallery hallway, with study nook; multipurpose room with balcony access- Master suite features built-in cabinetry with make-up station, walk-in wardrobe; fully tiled ensuite has walk-in double shower with dual rain and hand-held shower heads, freestanding bath below sky light, dual vanities, heated flooring and towel rails, Toto Japanese toilet- Two additional upper-level bedrooms, with walk-in wardrobes and private ensuites; one with wide-water views- Separate ground-level bedroom, with private access, kitchenette and ensuite; suitable as a guest or teenagers' retreat- Study with built-in cabinetry, sheer curtains, external access- Laundry has Miele appliances, oversized Franke sink, extensive built-in cabinetry; access to external drying area; additional powder room with toilet, basin - Two secure double garages with epoxy flooring, side-return access, built-in storage; additional secure parking in driveway- Paradox back-to-base alarm and security system with eight cameras; pin code entryways- Daiken 11 zone ducted air-conditioning, plus ceiling fans throughout- 20Kw solar system

Montego Court lies within the prestigious paved 'Paradise Quays' estate within the suburb of Mermaid Waters. Populated by large homes, its proximity to the beach and key amenities ensures its continued popularity with families. Aside from Mermaid and Nobby beaches, which lie less than a five-minute drive away, there are a host of outdoor and sporting activities in proximity, including recreation precinct Pizzey Park at 3km. Cycle 2.4km to Yuen's Market and grab a coffee at Espresso Moto or a bite to eat come evening. Inspect this state-of-the art showstopper in a central, elite and family-friendly enclave - contact Michael Kollosche on 04111 888 15 and Taylor Kleinberg on 0447 466 177.

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. **Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given

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