

**31 Edinburgh Road, Benowa Waters, Qld 4217**

**Professionals**

**Sold House**

Thursday, 14 March 2024

31 Edinburgh Road, Benowa Waters, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 337 m2**

**Type: House**



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**\$1,540,000**

Built in 2016 this home offers a low maintenance lifestyle, with a sweeping open floor layout embraced by natural sunlight and easterly breezes to effortlessly flow through the entire home. The home has versatile textures and materials providing exceptional quality throughout, including a deluxe kitchen with timber benchtops contrasted with stunning black cupboards and polished concrete floors. Glass sliding doors open from both the kitchen and living room to separate balconies overlooking an infinity edge swimming pool.

**Ground Floor:**

- Designer kitchen with gas cooking
- Alfresco entertaining overlooking pool area
- Spacious living room with Tasmanian Oak timber floors
- Separate media/living room ideal for kids
- Ensued guest bedroom with walk in robe
- Sun-drenched infinity pool
- Dedicated study room
- Laundry with access to rear courtyard
- Powder room with feature vanity

**Upper Level:**

- Master suite with private balcony
- Designer ensuite and walk in robe
- Additional two bedrooms with built ins
- Stunning family bathroom
- Separate powder room

**Basement:**

- Double lockup garage
- Large store room
- Workshop area

**Additional Features:**

- Ducted & split system air conditioning
- Complete water filtration throughout
- Solar panels 6.6kw
- Plantation shutters

**Outgoings/incomings**

- Council rates - approx. \$1,360\* per half year
- Water rates - approx. \$328\* per quarter
- Rental return - approx. \$1350\* per week

**Close proximity to:**

- Benowa High & Primary School (school catchment)
- St Kevins Primary School
- St Hildas (Private Girls School)
- TSS (Private Boys School)
- Benowa Gardens shopping centre
- Pindara Hospital
- Rosser Park & Botanical Gardens

**Why we love Benowa Waters...**

The home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's & dog off leash areas. Benowa/Benowa Waters is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach. A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella. It is only a short drive to the scenic hinterland range and a 45 minute drive to Brisbane.