

31 Rannock Avenue, Benowa, Qld 4217



House For Sale

Wednesday, 3 April 2024

31 Rannock Avenue, Benowa, Qld 4217

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 1202 m2

Type: House



Mark Stafford
0413302222



Daniel Sharp
0420967891

Auction

* AUCTION SUNDAY at BROADBEACH CONVENTION CENTRE ** CAN BID IN PERSON or OVER THE PHONE and ONLINE - TO PRE-REGISTER CALL 0413302222 ASAP * After 25 years of being cherished by its current owners, this beloved family home is now available for sale via public auction. With the sellers embarking on a new chapter in life, this presents a rare opportunity for you to seize one of the finest prospects in Benowa Waters. This 5 bedroom plus study family home occupies a coveted position at the end of a tranquil cul-de-sac, boasting a prime point location. With an impressive 50 metres of wide water frontage, it offers a plethora of entertaining options, complemented by ample grassed areas and inviting terraces that capture sunlight from dawn till dusk. Upon entry, the front door unveils a grand double volume void adorned with a striking feature staircase. Serving as the heart of the home, the ground level centres around the granite-topped kitchen, complete with a walk-in pantry, island bench, and a breakfast bar featuring convenient 'pop-up' power points. This culinary haven seamlessly connects to the main living areas - all with wide water views: three outdoor dining spaces, a large casual dining/ family room, the formal lounge, and the formal dining room, facilitating effortless flow and convenience for everyday living. Additionally, the ground floor encompasses a spacious laundry, a versatile sixth bedroom or office space (with private external access), a bathroom, and an expansive three-car garage with convenient internal access to the home. Plentiful storage is found on both levels, including for wine. The outdoor dining and entertaining options are plentiful and enjoyed all year round, over two levels and various aspects. The substantial pool is quite stunning with dual entry steps and a frameless glass fence to enjoy the wide water views. Boating enthusiasts will appreciate the convenience of the private jetty and powered boat ramp, enhancing the allure of waterfront living. Additionally, the expansive lawn offers abundant space for children to play and revel in the great outdoors. Upstairs, the upper level of this residence unveils five large bedrooms, two of which boast ensuite bathrooms and private outdoor terraces. Each bedroom is carefully designed to capture the picturesque views, offering a serene escape for residents to enjoy. The master bedroom stands out with its generous proportions, featuring a spacious walk-in robe and a recently renovated ensuite bathroom complete with a luxurious walk-in shower. Waking up to the breathtaking views of the water, city skyline and hinterland mountains, is a daily delight, while evenings are made even more magical as the sun sets, creating a serene ambiance for relaxation and unwinding. Benowa Waters is well serviced with excellent public and private schooling options, close proximity to Pindara Private Hospital and suites, plus allied health and dental specialists, Benowa Gardens shopping centre and restaurants, and all of the Gold Coast has to offer being only minutes away. This quiet suburb is near the vibrant lifestyle of Surfers Paradise, yet remains a peaceful haven away from its noise and pace. While the option exists to move in immediately, the home, having undergone various updates over the years, presents an enticing opportunity for further renovation. By investing in refurbishments, you can fully capitalise on the unique features that 31 Rannock offers - a chance rarely found in today's market. Serious sellers have asked all written offers to be presented; this property will be sold on or before auction, set for the 21st of April, so please call today to arrange a private inspection, or attend one of the open homes. Property Highlights: 1,202m² block with 50 metres water frontage 5 bedrooms, 4 bathrooms, 1 bedroom/study, 3 car garage + off street parking 570m² home with 391m² internal and 170m² external Separate stand-alone air conditioning in all but two rooms Expansive lawned areas for play and relaxation At the end of a quiet cul de sac Jetty and boat ramp (ramp has electricity) 5kW of solar panels Stunning salt water pool with frameless glass fence and water views Financials: \$2,115 Rates last half \$423 Water last quarter Location: 1.1km GC Botanic Gardens - walking tracks, dog park, playground 1.6km Benowa Gardens - Coles, restaurants, cafes, shopping 1.7km Pindara Private Hospital 1.7km Benowa High School, St Kevin's Primary 4.3km Royal Pines Resort - golf, tennis, hotel, dining 5.3km HOTA - art gallery, markets, theatre, restaurants, exhibitions, festivals 5.7km Emmanuel College - Prep to Year 12 6km Surfers Paradise - beach, shopping, entertainment 6.4km Trinity Lutheran College - Prep to Year 12 8.2km Gold Coast University Hospital 8.2km Griffith University 8.4km Train station to Brisbane & Robina 8.6km M1 access to Brisbane/Coolangatta 8.7km Pacific Fair Shopping Centre / Star Casino / Broadbeach dining 31.4km Gold Coast International Airport 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. 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 purchasers should make their own enquiries to verify the information contained herein. * Denotes approximate measurements