

**36 Boab Street, Elanora, Qld 4221**

Coastal

## House For Sale

Saturday, 11 November 2023

36 Boab Street, Elanora, Qld 4221

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 938 m2**

**Type: House**



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## Auction

On-Site Auction: 2nd December at 9:30am

Designed, constructed and finished to the highest standard, this exceptional, builder's own residence has it all, space, substance and an unmatched level of sophistication. This unique undertaking has delivered a home filled to the brim with architectural highlights, purposefulness and coastal flair by delivering impeccably appointed interiors, swoon-worthy poolside living areas and immense storage. Featured are striking, exposed beam ceilings, an oversized triple-car garage, a semi-underground wine cellar, a lavish master retreat and a stylish, fully self-contained ground-level suite that offers true dual-living or accommodation income. Situated only 7 minutes from Palm Beach, near recreation reserves, retail, schools and more, this home is for families and professional couples who have a discernment for quality. Floating concrete steps lead past landscaped gardens to the home's entry and foyer, with its light-filled double-height void, timber and glass staircase and a coastal-chic chandelier overhead. Built using tilt-panel slab walls, a suspended concrete mid-floor and polished concrete floors throughout, this stunning residence is robust and refined, quiet and cool. Large glass panes, breezy louvres and clerestory windows have been used extensively, allowing natural light and passive airflow and reinforcing a vital connection with the outdoors. This is a well-performing home. The uppermost level will impress with its soaring, raked ceilings that carry from inside to out, easy-flowing living areas, balcony and French-laid, silver Travertine tiles gracing the expansive terrace of the private, poolside dining, lounging and entertaining areas. On a raised level, with an adjoining pavilion and a grassed sunbathing area, water from the heated spa cascades into the pool below. The kitchen features a wide island and sleek cabinetry in white and contrasting oak, stone benchtops, quality appliances, storage galore and bi-fold windows opening to an outdoor servery and bar countertop. With attention to detail paramount, all fixtures, fittings and finishes complement and are decidedly modern and upscale. Custom cabinetry appears throughout as do brushed gold tapware, kitchen sink and cabinetry hardware inclusions, Concrete Nation basins, a solid concrete bath tub, LED-backlit mirrors and on-trend tiles. Also on this ultra-luxurious level are a study nook situated at the end of a passageway, a hidden European laundry with a vanity basin inclusion and quantities of streamlined storage. All have that 5-star hotel feel, with a wall of ceiling-to-floor sheer curtains and either block-out drapes or blinds. A haven for the senses, the master suite has huge panels of glass that allow restful outlooks over the pool from both the accommodation area and the ensuite. A curved wall feature is tiled on one side to face the shower and leads into the walk-in wardrobe and dressing room from the other. The self-contained ground floor suite offers guest or family accommodation as well as proposing a short- or long-term rental, with its complete kitchen, laundry appliance space, spacious living areas, bedroom, bathroom, study and outdoor terrace. The fifth bedroom has an ensuite, integrated cabinetry, an undercover patio and independent access, making it ideal for young adults or a home-based office. Efficient, advanced and up-to-the-minute, the home has smart controlled operating systems for the 8kW, expandable, Fronius inverter solar installation, security cameras and video intercom-featured front doorbell. The entire home has fans and is air-conditioned, with a ducted system installed on the upper level and split-systems downstairs. There are two 'Big Ass' style fans, one inside, one out, electricity meters for each level and two hot water systems. Truly one-of-a-kind, this stunning residence is a brilliant example of good design and luxury living. Disclaimer: 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. 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