

**36 Kumbada Court, Minyama, Qld 4575**

**Adams & Jones**

**House For Sale**

Thursday, 13 June 2024

36 Kumbada Court, Minyama, Qld 4575

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 687 m2**

**Type: House**



Karen Jones

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## Auction

Auction Location: On-site Secure your entry into this exclusive deepwater precinct and dive into the tranquil coastal lifestyle you've always dreamed of! With breathtaking water views and vibrant boating activity on the canal, there's truly nowhere else you'd rather be. Not only can you sit back and enjoy the views from your fabulous outdoor entertaining area, but you can also be part of the action with facilities to store your own boat and immerse yourself in the aquatic lifestyle on offer. Situated on an impressive 687m<sup>2</sup> block of prime waterfront land in the highly acclaimed Minyama, this property offers immediate comfort and boundless potential for personalization. Boasting an interior flow over two levels with flexible living options to suit any family dynamic, this is more than just a house—it's a place you can genuinely call home. The modern kitchen is centrally located, seamlessly connecting to the open-plan living and dining zones. Banks of bi-fold doors provide a gateway to the beautiful outdoors. Oriented to the water's edge, the vast covered alfresco area offers a welcoming space with stunning views, where your coastal dream comes to life. Spend summer days lounging by the stunning infinity edge inground pool with spa, or simply revel in the serene ambiance of the glistening water beyond. A timber-crafted staircase leads to the upper level, where a generous en-suite master bedroom offers the perfect space to marvel at the tranquil blue water vistas. Complete with an enviable walk-in robe and an adjoining sunroom that basks in natural light, it offers an ideal space for quiet contemplation. Three more bedrooms, including a second en-suite, and an additional main bathroom complete the upper level. For boating enthusiasts, a purpose-built boat ramp to the deepwater provides easy ocean access through the Mooloolah River Harbour. The property also features a boathouse, perfect for storing and protecting your boat and/or aquatic toys, allowing you to explore all the beautiful surrounding waterways effortlessly. Seize this rare chance to own a Minyama waterfront paradise! Enjoy stunning views, a boathouse, and luxurious coastal living. Contact us now to make this dream lifestyle yours!

Deepwater ocean access  
687m<sup>2</sup> waterfront allotment – unlimited potential  
Spacious, covered alfresco  
Long water views down the canal  
Boat house could accom a 6mtr boat with ramp  
Stunning inground pool + spa  
Solar – 9.9kwh (approx.)  
Expansive storage throughout  
Close proximity to beaches, shops, restaurants and so much more