

**37 South Quay Drive, Biggera Waters, Qld 4216**



**House For Sale**

Friday, 22 March 2024

37 South Quay Drive, Biggera Waters, Qld 4216

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Area: 685 m2**

**Type: House**



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## EOI Closing 15 April at 5:00pm - ALL OFFERS

Be ready to be impressed by this stunning palatial house that has been built to the highest standards along with luxury fittings, fixtures and finishings throughout. This is an outstanding architecturally brilliant waterfront property in the very desirable Harbour Quays Estate that is conveniently located within walking distance to all amenities. Spanning across three levels, this remarkable home features five bedrooms, 3 bathrooms plus powder room, and a 7-car underground garage. This truly exceptional property has been very well taken care of by the current owners. The list of upgrades is long and exceeds anyone's expectations! It is arguably the most magnificent home in the estate.

**GROUND FLOOR**

- Multiple living areas with 2.7m high ceilings
- New front entry with extra tall and wide frosted glass-in door allows ample light to flow through
- Spacious open plan living areas with views across the canal to the mountains
- Extra-large chefs kitchen with abundant new cupboards, stainless appliances, gas cooktop, glass splash-backs, new dishwasher
- Home theatre with retractable 130 inch screen, 4K hi-definition Sony Laser projector, superb sound system, entertainment unit, and exterior electric blind
- Curtains and remote-controlled electrical blinds
- Built-in wet bar with fridge and stools
- Large study or 5th bedroom with cupboards and bookshelves
- Storage room with shelves and drawers
- Powder room

**FIRST FLOOR**

- Extra height 2.7m ceilings
- Relaxing lounge
- Master bedroom suite with mesmerising water views, large walk-in dressing room with central island bench, designer ensuite with spa bath, double vanities, plantation shutters, exterior electric blinds to canal side windows, and Television with Foxtel
- Bedroom 3 and 4 with built-in robes, spacious shared ensuite that features bathtub, double vanities, frameless shower, floor to ceiling tiling, and windows with plantation shutters
- Bedroom 2 with built-in robe

**BASEMENT**

- Underground basement parking for 6 ~ 7 cars with 2.7m high ceiling
- New full-length cupboards, new pumps and automatic system for rainwater
- Large laundry with new pump
- Large wine cellar/craft room/extra storage

**OUTDOOR**

- 35m Wide water frontage:
- 10m pontoon and bridgeway upgrade. New carpet, full length boat fender, water and electricity
- Magnesium/salt water inground pool with newly replaced pump, and colour changing LED pool lights
- Full size flagpole
- New fence along water
- Alfresco entertaining area with piped in gas BBQ on deck
- New shade sails, main sail is waterproof
- Outdoor bathroom
- Beautiful, manicured gardens
- New side gate
- Fence north side raised to 6 feet
- Concrete path south garden
- Concrete laid under deck canal side

**FIXTURES**

- Hard wood Sydney blue gum Stairs and parquetry
- Every window with MM tint screen for privacy, temperature and UV protection
- Curtains and plantation shutters throughout
- Two commercial grade reverse cycle, zoned, ducted air-conditioning systems, one each for ground and first floor
- Security screens
- Back to Base burglar alarm
- New CCTV Digital cameras and system
- Newly installed video gate intercom with two interfaces on both ground and first floor
- Wired Internet NBN
- LED lights throughout, many with digital dimmers
- New smoke detectors compliant with 2020 Queensland regulations
- Roof space insulated with R6 Bradford bats
- Foxtel, Apple and Internet connections
- Televisions to be sold with the house
- Record turntable
- Rainwater tank
- The entire house was repainted just a few years ago
- And the list goes on...

Harbour Quays Estate is central to an abundance of amenities and attractions, around 15 minutes in your boat to the Broadwater, walking distance to the premium shopping, cafes, restaurants, and cinemas at Harbour town. Furthermore, it is close to schools, Gold Coast University & Hospital, public transport and around 10 minutes to the M1.

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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.