

**388 Benowa Road, Benowa Waters, Qld 4217**

**Professionals\***

**Sold House**

Thursday, 10 August 2023

388 Benowa Road, Benowa Waters, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 912 m2**

**Type: House**

**\$1,930,000**

This four-bedroom, three-bathroom home is designed to accommodate teenagers and extended family members with extra large bedrooms. The open plan living areas have high vaulted ceilings with natural light filtering through. Relax and unwind in your own private oasis with a resort style pool area and expansive outdoor entertaining offering skyline views. For the boaties the property has an 18m waterfrontage with bridge free access to Main River. There is room for all your toys with a pontoon and boat ramp. Property features: • Two master bedrooms with ensuites and walk in robes • King size 3rd bedroom with lounge area ideal for teenagers • Open plan living/dining and kitchen with vaulted ceilings • Separate lounge / games room and office area • Large covered alfresco area for year round entertaining • Sandstone paving surrounds the terraced poolside area • Relax in your very own Molokai deluxe five-seater outdoor spa • Wide sandstone steps lead down to the waterside and grassed area • Double garage with separate workshop plus secure double carport • 18m water frontage, pontoon, and boat ramp with winch • Generous 912m2 block with ample yard for kids to play Additional features: • Save on power with solar panels • Swim all year round with solar heating for the pool • Secure gated entry and crimsafe security screens • Ducted and split system air conditioning plus a wood fireplace • Bridge free access to the Nerang River Outgoings/incomings • Council rates - approx. \$1,526\* per half year • Water rates - approx. \$521\* per quarter • Rental return - approx. \$1,450\* 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 • Benowa Village 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. \*approximate This property is being sold by Auction or without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Due to State Government Legislative requirements, to bid at Auction photographic identification is required for registration. The deposit is due to be paid immediately after the fall of the hammer on Auction day unless other prior arrangements have been made.