

# 40 Shoalwater Court, Burleigh Waters, Qld 4220



## Sold House

Wednesday, 23 August 2023

40 Shoalwater Court, Burleigh Waters, Qld 4220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House

**\$1,525,000**

Welcome home to your own slice of paradise, perfectly positioned with Northerly aspect in a peaceful and private circuit of the exclusive Burleigh Cove estate. Boasting impressive street appeal, surrounded by quality homes and proud owners, your family will love the Gold Coast lifestyle and convenience that comes with such a highly regarded location. This extra spacious single level home features two separate living and dining areas, high ceilings and quality construction throughout, sure to suit you for many years to come. Set on a generous 640m<sup>2</sup> allotment and featuring excellent recent upgrades, the home is offered for the first time since new in 2001. The smart entry leads to the formal lounge and dining area and hallway to bedrooms for privacy and separation if required. The central kitchen is perfectly positioned for year-round entertaining both indoors and out, easily allowing you to keep a watchful eye on kids and guests while catering for all. Featuring walk-in pantry, 2-pac cabinets and ample stone bench space, your inner chef will love this. The sprawling casual living and dining area is accentuated by the high ceilings and easily flows to the covered alfresco area under main roof, set by the pool and enjoying the North/Northeasterly aspect. The setting is light and bright, perfect for family breakfasts and the ultimate position for cool summer afternoon swimming and entertaining. All bedrooms are extremely generous in size, with fans and built-in robes. The spacious master suite is nicely separated at the rear of the home, featuring walk-in robe, ensuite and access to the fenced rear yard and tropical pool. Bedroom 4 is conveniently positioned adjacent to the entry and ideal for home office, teen's or guest room, bedroom 2 also has convenient external access. Recent upgrades include freshly painted exterior and interior, quality carpets in bedrooms and formal lounge/dining area and new roller blinds throughout. The kitchen has been upgraded since new with the addition of quality oak flooring. The quality of construction is evident at every turn, complemented by the extra space, high ceilings and intelligent floor plan. Burleigh Cove is an exclusive enclave of Burleigh Waters, highly regarded for the convenient central location as well as the style and quality of homes in the precinct. Literally easy walking distance to Stocklands shopping centre and a host of dining options, the kids can walk or cycle to Marymount College (1 - 12) and Caningeraba SPS (1 - 6) without crossing a main road. You are within 2 minutes of fabulous Burleigh Heads for patrolled beaches, world famous surf point break and headland national park, James St dining and specialty shopping and public transport options. Easily access all parts of the Gold Coast and M1 Motorway from this outstanding central location. Do not miss this opportunity, the home has been loved by one family since new, boasts enormous future potential, now offered to your family and will be sold. Seize the chance to secure your family's lifestyle that many can only dream of, backed by the secure future of an exclusive location. You'll be so glad you did. For Sale by Auction on site Sat 16th Sept @ 2.30pm. Offers welcome prior to auction. Please contact Dennis McDermott on 0418 900886 for further details or private inspection.