

401 Benowa Road, Benowa Waters, Qld 4217

Professionals

House For Sale

Friday, 29 December 2023

401 Benowa Road, Benowa Waters, Qld 4217

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1045 m2

Type: House



Teresa Berger
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\$1,785,000

This well-appointed single level residence can accommodate an extended family and has potential for dual living. Situated on Lake Capabella which is teeming with wildlife offering tranquil waterfront views. Unwind in the secluded entertainment area overlooking your very own magnesium heated swimming pool for year round use. Tailored for those who love entertaining, a perfect haven for hosting gatherings with family and friends. . Property Features: • Generous open plan living and dining room • Well appointed kitchen with stone benchtops • Induction cooktop & ample cupboards • Offering four large bedrooms, two ensuited • Dedicated home office (or 5th bedroom) • Separate guest quarters or teenage retreat with; - Large living room and ensuite to bedroom • Three modern bathrooms plus powder room • Large covered alfresco entertaining area • Magnesium swimming pool with heating • Additional poolside gazebo and fixed umbrellas • Secure double carport with electric gate • Dedicated parking for a boat or caravan • Massive 1045m² block with manicured gardens Additional features: • Refurbished swimming pool (20kw heat pump) • Pool blanket with solar powered motor • Split system air conditioners • Near new electric hot water system • Ceiling fans & security screens • 2000lt water tank • Two garden sheds • Sprinkler system • Garden lights Incomings/Outgoings: • Council Rates \$1,540 per six months* • Water Rates \$450 per quarter* • Rental Return approx \$1,300 per week Lake Capabella Fees: • Once off administration fee - \$250 • Once off share transfer fee - \$1.00 • Annual maintenance levy - \$300 Walking distance to: • Benowa High & Primary School (school catchment) • St Kevins Primary School • Benowa Gardens shopping centre • Pindara Hospital • Rosser Park & Botanical Gardens Benowa/Benowa Waters is 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. You have a choice of schools for the kids including being in the Benowa school catchment, beautiful parklands at your doorstep and a short stroll to Benowa Gardens Shopping Centre and Pindara Private Hospital. 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