

# 42-44 Clear Water Bay Avenue, Clear Island Waters, Qld 4226

## Sold House

Thursday, 10 August 2023

42-44 Clear Water Bay Avenue, Clear Island Waters, Qld 4226

Bedrooms: 6

Bathrooms: 6

Parkings: 10

Area: 1722 m2

Type: House

**\$5,000,000**

Welcome to an exceptional Clear Island Waters sanctuary, situated on a generous double block spanning 1,722m<sup>2</sup> with an impressive 40m waterfrontage. This property is located within a prestigious gated enclave that fosters a sense of community and security. This captivating property offers a luxurious and spacious living experience, featuring a stunning 110-square tri-level residence adorned with timeless elegance and art deco touches. As you enter, you'll be greeted by a grand formal living and dining area under a 20ft ceiling with an open sky void, along with a remarkable home cinema for unparalleled entertainment. Adjacent to the cinema, you'll find a family and meals area that boasts breathtaking views of the water and pool. This space conveniently connects to the designer kitchen, accentuated with Onyx details, stainless steel benchtops, and top-of-the-line appliances. Upstairs, a delightful library with a charming Juliette balcony overlooks the enchanting backdrop cascading over the void. The third level offers two generously-sized rooms, one of which a gymnasium, a kitchenette, and a spacious balcony that showcases captivating views of the hinterland and city skyline. The bedrooms in this dream home are equally luxurious. The master suite welcomes an abundance of sunlight, creating a cozy atmosphere and features a walk-through robe, balcony, and an open-plan ensuite with a spa and dual shower. Two additional bedrooms on the same level have their own ensuites, while a downstairs bedroom boasts an ensuite and personal living and dining quarters, perfect for guests or family members seeking privacy and independence. The property also boasts a remarkable 25m lap pool with a spa, and a waterslide for endless enjoyment. A side alfresco deck provides a relaxing space overlooking the meticulously landscaped grounds. Boating enthusiasts will appreciate the powered pontoon and the rare convenience of a direct, drive-through boat ramp from the garage. Fleck floor in the garage for your prestigious vehicles. This property offers easy access to all the attractions of the Gold Coast. Whether it's renowned schools, stunning beaches, upscale shopping and dining options, or healthcare facilities, everything is within reach of this superb home.

**Property Specifications:** Expansive 110-square tri-level masterpiece nestled on a 1,722m<sup>2</sup> double block with 40m waterfrontage. Formal living and dining area with Calcutta marble look porcelain tiles, soaring 20ft ceiling, and open sky void. Designer kitchen with onyx accents, stainless steel benchtops, Miele and Smeg appliances, plumbed fridge, and a sleek Schweigen rangehood. Informal family and meals zone flowing to alfresco area with pool and water views. State-of-the-art home cinema with acoustic walls, a 130-inch screen, Sony 4K projector, superior sound system, and blackout curtains. Luxurious and sunny master suite with walk-through robe, balcony, and open-plan ensuite with spa and dual shower. Downstairs bedroom with ensuite and separate living and dining quarters. Elegant downstairs bathroom, additional family bathroom with spa upstairs, and an extra powder room. Alluring third floor featuring two generously-sized rooms, a kitchenette, and a wide balcony with sweeping hinterland and captivating city skyline views. 25m tiled lap pool with spa, solar heating, spa heat pump, and enclosed in a 95% UV-resistant screen. Spacious laundry with ample storage, laundry chute, and single zone ducted air-conditioning for the downstairs area. Each bedroom contains its respective air conditioner. Triple garage and secure parking for an additional seven cars. Envidable location within an exclusive gated community, centrally located to all amenities. Rear access boat ramp and powered pontoon.

**Disclaimer:** The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here. This message is intended only for the use of the individual or entity named above and may contain confidential and privileged information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original message. Whilst every effort has been made to ensure this communication is free of any virus or defect, it is your responsibility to establish this. We recommend you use virus scanners before dealing with this email or any attachments. We accept no responsibility or liability for damage caused by this email or any attachment to it.