

# 43 Esplanade, Garners Beach, Qld 4852

## Sold House

Friday, 1 September 2023

43 Esplanade, Garners Beach, Qld 4852

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 8 m2

Type: House



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## Contact agent

Online Bidding Register: <https://auctionslive.com/app/bidder-registration/4qRgX> Sometimes you need to sail across the globe to find the world's most perfect untouched paradise. Nestled between the embrace of two World Heritage wonders, "Nemourna" unveils itself as a place of tropical vitality and extraordinary tranquillity. Bordered by pristine rainforest and the Great Barrier Reef, it's an 8.5 hectare oasis wrapped in the sandy beaches of the Coral Sea, with mesmerising National Park and Barrier Reef panoramas. Rising up from within the estate, "Garners Beach House" is a sprawling testament to sustainable luxury. Designed by Paul Clout, this award-winning "House of the Year" has paved the way for passive, yet opulent living. Boasting resort-style living across multiple pavilions, galleries of floor-to-ceiling glass invite in abundant natural light while stackable slider and bifold doors dissolve the barriers between indoor and outdoor living spaces. The true definition of integrated living and entertaining, it creates a coveted lifestyle and constant connection to the stunning surrounds. Life looks blissful here: cook up a fresh self-caught seafood feast in the gourmet indoor and outdoor kitchen, host guests on expansive terrace or pool-side pergola, catch glimpses of breaching whales, or meander to the beach to capture exquisite sunsets. Serenity awaits at every turn, whether it is meditation among the treetops, a moonlit spa on your private master suite terrace or listening to the rainforest's melodies from a choice of five protected patios. You can even explore the rainforest trails, take your boat to nearby renowned fishing spots and Great Barrier Reef islands or rejuvenate in the 17 metre pool. Enticingly, this opportunity includes a lucrative future. DA approval is secured for ten elevated residential blocks that capture sweeping rainforest and ocean vistas. Likely one of the last coastal developments authorised in Queensland, the lots are cleared and ready for construction. Offering all the allure of island living (with water on three sides) but with the enormous advantage of road connection to the mainland, "Garners Beach House" represents the ultimate tropical location and lifestyle. With the current owners moving towards a new stage in life, it's time for new owners to exchange traffic jams for a barefoot commute to the beach and never worry about winter colds again! Embrace the infinite beauty and wellbeing of "Nemourna" and the unparalleled opportunity for future development.

**Main Residence Specifications:**

- Awarded Most Environmentally Sustainable and Energy Efficient House, Queensland Premier House and Best House Australia (2009) Showcasing off-grid luxury and stunning Coral Sea and Great Barrier Reef views
- Kitchen and butler's pantry includes stainless-steel preparation benches, large gas oven with teppanyaki grill, plus bespoke hardwood and granite island bench
- Contemporary lounge with gas fireplace, opening to pool and lawn area
- Master suite boasts an office/retreat, walk-in robe, indulgent ensuite with freestanding bath, plus an expansive balcony with a spa, overlooking tropical islands
- Bedroom 2 includes a kitchenette and luxe ensuite with Coral Sea views to Kurrimine Beach
- Bedroom 3, accessed via glass walkway, with walk-in robe, ensuite and balcony overlooking the pool, garden and Great Barrier Reef
- Ground floor office with external access via bridge (designed to be converted to a fourth bedroom if desired)
- Five fully covered patios, including an intimate pool-side pergola with beach views and "Moon Deck", overlooking rainforest and secluded Turtle Beach
- 17 metre curved pool with spa, Bizazza waterline tiles, sandstone coping and LED lighting
- Spectacular 18 metre curved rainforest bridge provides a scenic connection from house to the pool pergola
- Internal pond flows from the house to the outside pond and into the swimming pool via a sandstone waterfall
- Two outdoor showers, one nestled with the rainforest spa and both overlooking the Coral Sea
- Grand porte-cochere plus triple garage with floor-to-ceiling storage
- Utility room houses inverters and electrical switchboards
- Roof-top garden features four garden beds which produce fresh vegetables all year round
- 8.2kW sun tracking photovoltaic panels, 48 V gel batteries plus back-up generator
- 3 x 30,000 litre insulated underground rainwater tanks, 4 x 30,000 litre rainwater collection tanks and 5,000 litre garden water tank
- Biolytics wastewater treatment
- Three metre ceilings in kitchen and lounge area, cathedral Australian hardwood ceilings in bedrooms and office with unique passive apex ventilation
- Stunning curved jarrah stairs, Italian travertine internally, Himalayan sandstone on all verandas

**Development Site Specifications:**

- Rare absolute beachfront site, situated between World Heritage Great Barrier Reef and ancient rainforest
- Includes two virtually private beaches, conservation area, walking tracks, shady bush retreats
- DA approval for 10 elevated beachfront residential blocks with spectacular rainforest, mountains, islands and Coral Sea views
- Likely one of the last coastal developments to be approved in Queensland, with lots cleared and ready for construction
- Two inclinators + private walking tracks are approved from housing blocks to the beach
- Potential for a resident's dock and moorings in Muff's Creek (subject to approval)
- Engineering for roading has been completed

**Location and getting there:**

- Embraces the feel of an island, with ocean on two sides and Muffs Creek on the other, but has the enormous advantage of road connection to the

mainland • 5 minutes to iconic Bingil Bay cafe. • 10 minutes to Mission Beach restaurants, galleries, bars, and beaches • Mere minutes by boat to Coral Sea, King Reef, famous fishing spots, Dunk and Bedarra Islands, and several other islands and reefs