

# 45 Charolais Crescent, Benowa, Qld 4217



## Sold House

Thursday, 28 March 2024

45 Charolais Crescent, Benowa, Qld 4217

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 966 m2

Type: House



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**\$2,000,000**

Contemporary Home on Oversized Corner Block.No thought or expense was spared in the renovation of this spacious, single-level luxury house anchored on a desirable corner block. The immaculate 966m<sup>2</sup>\* holding is in an exclusive and family-friendly enclave, where it offers easy access to popular local amenities and private schools.Manicured gardens surround the home, maximising the property's kerb appeal. Inside, elegant, brushed-brass fixtures complement a timeless, neutral colour palette that plays out across concrete tiles, marble benchtops and engineered timber floorboards. Accommodating a family are four spacious bedrooms, including a deluxe master suite that benefits from a walk-in robe, ensuite and direct garden access. Culinary enthusiasts will appreciate a gourmet kitchen, while the adjoining dining area is guaranteed to be the setting for lively dinner parties.Through the cooler months, a cosy fireplace encourages you to gather in the lounge, while in summer, sliding doors in the main living zone allow refreshing breezes to flow through.Between dips in the sun-bathed, lagoon-style pool, retreat to the shade of the nearby pavilion or large covered alfresco area, which is equipped with an outdoor kitchen. Children and pets will relish a sprawling, secure front yard where they can play.The Highlights: -Renovated, single-level house on 966m<sup>2</sup>\* corner block-Tiled lagoon-style swimming pool-Covered entertaining area has outdoor kitchen with gas cooktop, double sink and wine fridge; poolside pavilion; travertine tiles -Interior features concrete tiles and engineered timber floors, decorative cornices, marble benchtops, gold tapware and fixtures-Main living area has built-in wine storage and access to alfresco entertaining; separate lounge with fireplace-Kitchen features Miele appliances, including induction cooktop, oven and microwave oven; Ariston dishwasher; double sink; central island; hexagonal marble mosaic tile splashback-Raised dining zone adjoins kitchen-Private master bedroom featuring walk-in robe, outdoor access and ensuite with built-in bath, dual vanity, walk-in shower with rain and hand-held heads, toilet-Three additional bedrooms with built-in robes; one benefits from access to main bathroom-Master ensuite and main bathroom feature walk-in showers with rain and hand-held heads, built-in baths, dual vanities and floor-to-ceiling marble tiles-Main bathroom has separate toilet with additional sink-External bathroom with shower, sink and toilet-Laundry has large sink, plenty of storage, built-in ironing board and hanging racks; access to external drying court-Oversized double garage has built-in workspace with storage, bench and plumbing-Gated driveway offers secure parking for two cars; ability for double carport subject to approval-Bosch alarm system; four external security cameras-Aiphone intercom; Yale keyless entry-Ducted air-conditioning and ceiling fans throughout-Mature gardens; flat front lawn with water feature-Secure, fully fenced property with gated vehicle and pedestrian access- 6kW solar panel systemBenowa Waters is a tightly held enclave favoured for its central location near to key infrastructure and lifestyle precincts. Sorrento Shops are at 4.5km and Isle of Capri's popular Harris Farm Markets are reachable at 5.8km. The Gold Coast Regional Botanic Gardens are 2.6km away, while Home of the Arts (HOTA) is 6.1km. There are a host of retail, dining and entertainment options in Surfers Paradise and Broadbeach, conveniently located within 9km. For families, highly regarded private schools including Emmanuel College, The Southport School and St Hilda's School are all within an easy drive. Secure a blue-chip, turn-key opportunity in a prestigious pocket – contact Marco De Vincentiis 0433 112 260 or Matthew Follent on 0402 251 527.Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.