

# 45 Currumburra Road, Ashmore, Qld 4214

## House For Sale

Sunday, 26 May 2024

45 Currumburra Road, Ashmore, Qld 4214

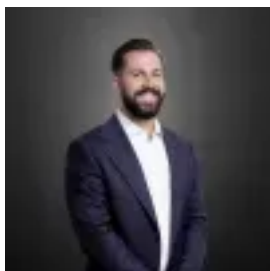
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 730 m2**

**Type: House**



Mitch Booth  
0755014600

## Just Listed!

Welcome to your new dream home, a recently completed masterpiece meticulously crafted to the highest standards with an unwavering dedication to detail. In today's competitive market, finding a move-in ready home of this calibre is a rare gem. Upon entry, you're greeted by the soaring 7-metre foyer, where a custom-built floating monostringer staircase and impressive in-built wine cellar set the stage for the home's elegance. With multiple downstairs living areas offering versatility and luxury, ideal for both relaxation and entertainment with an accessible floorplan and wide open spaces to enable entertaining while having complete views out to the back yard and pool offers segregation and safety for young families looking to maximise usage. The heart of this home lies in its luxury kitchen, a true statement centrepiece adorned with Florentine Walnut Wood Matt finish, Laminex Aries Absolute Matt accents, and a stunning book-matched stone island waterfall benchtop- forget your stock standard benchtops, imported and installed with the upmost craftsmanship this is one of the most engaging pieces we have seen inside a home and leaves a striking impression! Equipped with top-of-the-line amenities including an induction cooktop, seamlessly integrated downdraft extractor, and a generously appointed Butler's pantry, this culinary haven effortlessly combines style with functionality perfect for the avid entertainer. Full-height stacker doors bathe the living areas in natural light, seamlessly merging indoor and outdoor spaces. Step outside to discover the sprawling, low-maintenance backyard adorned with freshly laid Sir Grange Zoysia grass and a sparkling pool accompanied by a fire pit, leading into the warmer months the perfect place for gatherings and moments of relaxation whether nights by the fire in Winter or days spent in the pool in summer. Upstairs, enjoy a separate lounge/ media area and the Master suite await with it's own private balcony with views across the backyard and skyline glimpses, enjoy, bespoke robe cabinetry, and one of the most impressive his-and-hers ensuite to be found featuring naturally sourced materials like concrete, micro cement, and authentic Italian travertine tiles accentuating the oversized double shower. Utilise a further three additional generous-sized bedrooms, alongside a downstairs guest suite with an ensuite matching the master, to ensure ample space for the entire family while offering secluded spaces for guests. This property, offering a seamless move-in-ready opportunity, will be sold at or before the auction, with all pre-auction offers carefully considered and encouraged. Further features below:

- 730m<sup>2</sup> block
- Kitchen appliances include ILVE built-in fridge/freezers, Bosch top-of-the-line dishwasher, combi microwave oven, and full-size oven with steam
- Butler's pantry and integrated laundry hidden behind full-height pocket doors
- Separate wine & theatre lounge areas
- Office/study nook
- Main bathroom and toilet upstairs, coupled with a further powder room downstairs
- Abundance of storage throughout
- Oversized 8x6 carport with custom-designed, oversized garage door
- Resort-style backyard with mature hedges for privacy
- New privacy fencing
- 8x4 metre concrete pool with a 2m\* baja ledge, filtered using a Naked freshwater system requiring no chemicals or pool salts
- Close proximity to Gold Coast golf courses including Emerald Lakes, Royal Pines, Palm Meadows, Lakelands, and the private Southport Golf Club
- Nearby prestigious private schools including Emmanuelle College, Aquinas College, Trinity Lutheran, St Hilda's, and The Southport School.

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