

# 46 Clear Water Bay Avenue, Clear Island Waters, Qld 4226



## House For Sale

Saturday, 11 November 2023

46 Clear Water Bay Avenue, Clear Island Waters, Qld 4226

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 998 m<sup>2</sup>

Type: House



Sam Guo and Julia Kuo  
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## Auction

Nestled at the end of a quiet cul-de-sac inside the exclusive Clear Water Bay gated estate, this contemporary residence blends luxury resort-style living with family functionality. A stunning six-bedroom residence is set over two levels on a generous 998m<sup>2</sup> block with 30m/98.4ft frontage to Clear Island Lake. Panoramic views extend over the water to the hinterland from balconies and well-appointed outdoor areas. A family-friendly floorplan connects the kitchen via a servery window to the playroom and an adjoining media room, allowing a constant line of sight on little people. An infinity pool wraps around ground-floor living and features a shallow play area ideal for younger kids. A waterfront pergola with built-in speakers encourages entertaining, while water enthusiasts will appreciate the 10m/32.8ft pontoon. Water views continue from an expansive balcony off the master bedroom suite, while five additional bedrooms provide ample space for family and guests. The Highlights:- Luxurious six-bedroom family home with panoramic water views - Large 998m<sup>2</sup> block on exclusive Clear Water Bay gated estate - 30m/98.4ft frontage to Clear Island Lake and 10m / 32.8ft pontoon with power and moorings- North-facing 85m<sup>2</sup> infinity-edge solar heated saltwater pool with water spouts and beach entry - Lakefront and poolside alfresco areas with sandstone tiles, frameless glass fencing and sound system - Spacious living and dining enjoy panoramic water outlook through bi-fold stacker doors with retractable fly screens - Soundproof three-seater home theatre with large screen, Epson projector and Yamaha sound system; separate playroom - Modern kitchen with quartz stone benches and breakfast table, five-zone induction cooktop, oven, steamer and integrated dishwasher, butler's pantry, and window to playroom, - Floating timber staircase leads to an upstairs family room with integrated library - Master suite with private balcony water views, integrated TV with motorised mount, study nook, dressing table, walk-in robe, and open ensuite with freestanding bath - Three additional bedrooms with timber fans and built-in mirrored robes; one with walk-in robe - Fifth bedroom doubles as an office with private balcony, intercom, built-in shelving and desk - Main bathroom with double vanity, floor-to-ceiling tiles, shower and separate toilet - Downstairs guest suite with private balcony, walk-in robe and ensuite - Spacious laundry with integrated chute, outdoor access to clothesline, built-in cabinetry and floral feature tiles- Dark stained oak floorboards feature downstairs and carpet upstairs- Built-in Jamo speakers in master, ground level and outdoor entertaining areas - Deluxe Rinnai electronic gas continuous flow hot water systems and 14m<sup>2</sup> air-conditioned attic- C-bus home automation for lighting, AV system and air-conditioning - Three-car garage with epoxy flooring, generous storage and off-street parking- Aiphone video intercom and CCTV security- Clipsal C-BUS Automation with a 6kw solar panel system plus multi-battery storage Clear Island Waters is a central Gold Coast suburb and this address is only seven minutes from Q Super Centre shops and services, nine minutes to Pacific Fair Shopping Centre, and 12 minutes to pristine beaches. Close to elite schools including Somerset College, All Saints and St. Vincent's Primary School as well as golf courses. Homes of this scale in Clear Water Bay are rare – contact Sam Guo 0423 064 310 and Juila Kuo 0402 668 885. 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. Disclaimer: It should be noted that this property is being sold by auction, therefore due to government legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.