

50 Deborah Avenue, Benowa Waters, Qld 4217

Professionals

Sold House

Monday, 14 August 2023

50 Deborah Avenue, Benowa Waters, Qld 4217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 635 m²

Type: House

\$1,620,000

This is a great opportunity to secure an expansive family home that offers an abundance of space. Ideal for a family with teenagers, the home has generous sized bedrooms plus a separate living/media room for the kids to escape. Boasting four generous bedrooms, this property provides ample room for your family to grow and thrive, ideal for a family with teenage children. As you step inside, you will be greeted by a warm and inviting ambiance, thanks to the open concept layout and high vaulted ceilings. The spacious living area is perfect for entertaining guests or spending quality time with your loved ones.

- Large formal entry leads to an expansive living area
- High ceilings that create a sense of openness and airiness
- Well-designed layout with distinct areas for living, dining, and entertaining
- Enjoy the winter months with your own built in fire place
- Four oversized bedrooms to accommodate a large number of family members
- Master suite with walk in fitted robe plus additional robes and large ensuite
- Dedicated media room which could easily convert to a large 5th bedroom
- A well-equipped kitchen with granite benchtops and Miele appliances
- Stunning pool area with water feature and travertine tiles
- Spacious north facing covered outdoor areas with an outdoor powder room
- Ample storage options including large workshop adjoining the garage
- Potential to convert garage into dual living/granny flat
- Well-designed landscaping with beautiful plants and greenery on a 635m² block

Additional features:

- Quality white plantations shutters
- Solar electricity and solar heating for pool
- Security cameras and security system
- Air conditioning, LED lighting and smart fans throughout
- Outdoor sauna and sink (ideal for cleaning fish)
- Workshop and garden shed
- 32amp power outdoors (suitable for spa)
- Dedicated area for firewood storage
- Roof restoration, tinted windows

Outgoings/incomings

- Council rates - approx. \$1,200* per half year
- Water rates - approx. \$444* per quarter
- Rental return - approx. \$1,200* per week

Close proximity to:

- Benowa High & Primary School (school catchment)
- St Kevins Primary School
- St Hildas (Private Girls School)
- TSS (Private Boys School)
- Benowa Gardens shopping centre
- Benowa Village Shopping centre
- Pindara Hospital
- Rosser Park & Botanical Gardens

Why we love Benowa Waters...The home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's & dog off leash areas. Benowa/Benowa Waters is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach. A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella. It is only a short drive to the scenic hinterland range and a 45 minute drive to Brisbane.