

**54 Charolais Crescent, Benowa Waters, Qld 4217**

**Professionals**

**House For Sale**

Wednesday, 29 November 2023

54 Charolais Crescent, Benowa Waters, Qld 4217

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 840 m2**

**Type: House**



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## Auction

Auction On Site - Saturday 16th December at 11:00am This North facing waterfront home offers both sophistication and practicality and is set on an impressive 840 sqm block in a whisper quiet pocket of Benowa Waters. 54 Charolais Crescent is a fusion of elegant style and today's modern lifestyle must haves. Spacious living areas framed by light filled windows along with the sought after position makes this family residence highly desirable and rare to find. Property features:

- A grand entry with impressive soaring ceilings and captivating chandelier, provides a warm and inviting ambiance
- The residence spans across two levels, allowing ample space and distinct areas for your family, ensuring privacy and separation when desired
- The ground level serves as the heart of the residence, featuring a contemporary kitchen, open-concept dining, and living spaces that offer picturesque views
- The gourmet kitchen is a culinary haven, sure to enchant any passionate chef with its top-of-the-line Miele appliances, generous layout, and a convenient walk-in pantry
- The expansive open-plan living and dining space seamlessly extend to the sizable covered alfresco area, creating an ideal setting for entertaining and outdoor gatherings
- The exquisite lounge room showcases beautiful timber floors and features integrated cabinetry and a fireplace
- The swimming pool is on the same level as the home, making this space ideal for hosting long lunches and gatherings whilst while keeping an eye on the children play in the pool
- The upper level hosts a spacious master suite offering stunning skyline views, it includes a generous walk-in robe and a sizable ensuite, providing a luxurious and private retreat within the home
- On the upper floor, there are two more bedrooms featuring built-in closets, along with a generously sized family bathroom, completing the comfortable and functional living space
- The ground floor accommodates a guest bedroom with convenient access to a two-way bathroom
- There is a separate home office that can also function as a fifth bedroom, offering versatility and practicality in the layout
- Elegant white plantation shutters add a stylish touch to the windows while the addition of Crimsafe security screens ensures both sophistication and enhanced safety
- The property boasts plentiful storage options throughout, along with the comfort of air conditioning
- It includes a substantial 10kW solar system, contributing to energy efficiency and reduced utility costs
- The property showcases low-maintenance gardens meticulously manicured on a substantial 840m<sup>2</sup> block
- Boating enthusiasts will love the 10-metre pontoon equipped with a roller system and winch
- This property also boasts 21 metres of water frontage featuring a sandy beach area, providing direct access, with a short cruise to Main River
- Plenty of outdoor space awaits children, with expansive yards both at the front and rear of the property
- Additionally, the home features a built-in cubby house and an in-ground trampoline, providing endless entertainment options for the kids
- The double lockup garage offers abundant storage space, along with parking for two more vehicles off the street

Outgoings/incomings

- Council rates - approx. \$2,100\* per half year
- Water rates - approx. \$600\* per quarter
- Rental return - approx. \$1,650 - \$1,750\* 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.

\*approximate This property is being sold by Auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Due to State Government Legislative requirements, to bid at Auction photographic identification is required for registration. The deposit is due to be paid immediately after the fall of the hammer on Auction day unless other prior arrangements have been made.