

56/40 Cotlew Street East, Southport, Qld 4215

 Coastal

Sold House

Wednesday, 23 August 2023

56/40 Cotlew Street East, Southport, Qld 4215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House

\$2,500,000

Elegance and tranquillity unite to create a charming single-level residence in the Surfers Waters estate. Resting upon a 744m² block with 18.7m water frontage, it gazes out across the largest arm of water within this gated community. Just as enchanting are the tranquil water fountains and established gardens that greet you upon arrival, with this serenity carried through to the interiors. MasterChefs will relish the kitchen with superior appliances, while an adjoining dining area embraces breathtaking water vistas through full-height windows. When it's time to relax, select between a lounge room with a cosy fireplace or enjoy movie marathons in the media room. Additionally, four bedrooms and two bathrooms feature, including an expansive master suite with walk-in robe, lavish ensuite and enticing water views. Outside, an alfresco area with electronic blinds reveals wide water views, creating a perfect place to entertain guests. Alternatively, enjoy open air celebrations on the poolside terrace or refresh with a swim after exploring the waterways via kayak or fishing from your private lake-side deck. Occupying a prime position within a well-presented and secure precinct, residents benefit from access to a tennis court and swimming pool plus private access to Southport Golf Club. TSS, Ferry Road Markets and the Southport CBD are also close, while world-famous Surfers Paradise beaches are approx. 4km away. Don't miss your chance to secure this sophisticated waterfront haven - arrange an inspection today. Property Specifications: • Elegant single-level residence anchored on the largest water junction within Surfers Waters estate • 744m² block in a prime position, with 18.7m water frontage • Beautiful entrance with tranquil water fountains and established gardens • Kitchen with walk-in pantry, insinkerator and new pyrolytic oven with air fryer, steam, bake and pizza functions • Dining area adjoins kitchen, wrapped in full-height windows that frame water vistas • Living room with cosy fireplace plus a media room that opens to a sunny courtyard • Expansive master suite with water views, walk-in robe and lavish ensuite • Two additional bedrooms with built-in robes • 4th bedroom/office features a built-in desk and cupboard space • Main bathroom with separate toilet • Alfresco entertaining area with electronic blinds and wide water views • Pool boasting brand new chlorinators and automatic robot cleaner • Open air poolside dining zone • Waterside decking, perfect for fishing or to launch your kayak from • Large laundry and a double garage boast abundant storage • Bose ceiling speakers installed in lounge, kitchen/dining, plays music through Sonos • Gatehouse intercom, CCTV cameras, alarm and back-to-base security • Automatic sprinkler system • Seven zone ducted air-conditioning • Double glazing on doors, Crimsafe window screens • Gated estate with tennis court and swimming pool plus private access to Southport Golf Club • Close to TSS, St. Hilda's, Ferry Road Markets, Southport CBD and pristine Surfers Paradise beaches Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. 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.