

**6/2 Marina Promenade, Paradise Point, Qld 4216**



**Sold House**

Friday, 3 November 2023

6/2 Marina Promenade, Paradise Point, Qld 4216

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 2**

**Area: 422 m2**

**Type: House**



James Drake

**\$3,500,000**

Near new and constructed using concrete and steel, the development has been the envy of many, only ten could ever fit onto this site. Furthermore, adopting a "no expense spared" approach with the inclusion of quality fittings and the extensive use of Carrara Marble bench tops has created a unique and luxurious environment in a highly desired situation. At 426m<sup>2</sup> and constructed across four levels (it includes your private elevator from the basement to the top level), the property has two car spaces, numerous living spaces (1st and 3rd levels), including balconies with panoramic views from each level. As you enter the reception area, the feature hardwood staircase creates a dramatic impression before opening into the voluminous environment that makes up the open-plan living, dining and kitchen area. The use of 1200 x 600mm quality floor tiles creates a modern-chic feel. The well-appointed kitchen includes: An integrated Fisher and Paykel fridge/freezer, Dishwasher, Zip (filtered) instant hot water, chilled and sparkling water. The kitchen also features a Miele Oven, microwave and 900mm induction cooktop wrapped in "Book-matched" Carrara Marble. The Butler's pantry with sink and extra cupboard/preparation space compliments this space perfectly. Furthermore, the effortless indoor-outdoor flow via stacking "sliding" doors invites you to the private, protected balcony and water vista with access to the boardwalk via stairs and a lockable gate. This situation is perfect for boaties or those who enjoy scenic walks or trips to the local Coffee Shops/Cafes just 100 metres away. The home has three ensuite bedrooms, all with built-in wardrobes and drawers, again accessed by the central stairwell or the full-sized elevator. Directly opposite the elevator and behind doors is a dedicated study area big enough to include a desk, printer/scanner etc., but compact enough not to dominate. The primary suite enjoys "his" and "her's" separate walk-in wardrobes with built-in shelving, drawers (including custom jewellery draw) and full-length mirrors. The primary suite boasts a large ensuite bathroom with dual vanities, a separate shower and a deep soaker bath right by the window for those relaxing, indulgent moments. The oversized bedroom allows for a bed of any size with room for furniture of choice to accompany. Like all the levels of the home, the primary suite enjoys a private balcony looking straight over the water. Level 3 has been created to provide an intimate and private entertainment space that opens effortlessly via stacking "sliding" doors to a massive outdoor balcony. Accessed by a stunning stairwell or full-size elevator, this level was designed with guests and entertaining in mind. The open plan kitchen and bar boast inclusions of Vintec Wine and Beer Fridges (x 2 built-in), a Miele Microwave, dishwasher and sink. In addition, extensive cupboard's/shelving allow you to be well-stocked for any occasion at any time. The top level also includes a full bathroom suite!; there is no need to leave this space. The grandstand views up and down the river are breathtaking, and some of the most magical sunsets you will ever see can be enjoyed from this level. Drive into the basement via a secure and remote-operated commercial roller door, and you have parking for 2 cars. In addition, there is a dedicated store room behind a lockable roller door for all those necessary "garage" items (Think Golf Clubs, Surf Boards, tools and bikes). Enter your exclusive lobby from the basement; once inside, the elevator will take you and your belongings to any level. The finishings in the basement level are to the same standard as the rest of the home as it reaches down and welcomes you inside. There is also a large, fully tiled and lined storage room in your lobby. Features: 12M Marina Berth on Title ( Not included in price) Coffee shops and restaurants are 100 metres. Paradise Point Shopping Village is only a short walk or a 1-minute drive. Ducted air-conditioning, individual zoning to each level. Italian made lift with access to all levels. (Disability /Impaired movement-friendly). Energy-efficient Led lighting. Beach, 250/300 metres Use of Salacia Waters facilities: Residence Club and function room. 12 Seat theatre. Well-appointed Gymnasium. Sauna. 2 Pools and spa. BBQ area and function room. Security Surveillance. This Property is available for purchase via Expression of Interest Closing on 27th November 2023. To arrange your private viewing of this unique offering, please don't hesitate, call James Drake 0449 747 491. 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.