

**65 Penzance Drive, Redland Bay, Qld 4165**

**feletti**

**House For Sale**

Wednesday, 24 April 2024

65 Penzance Drive, Redland Bay, Qld 4165

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 937 m2**

**Type: House**



Michael Feletti

## Top Offer Closure | 11th May 4pm If Not Sold Prior

Introducing "Bayview Haven": A Luxurious Oasis in Orchard Beach Estate Nestled within the prestigious Orchard Beach Estate in Redland Bay, Queensland, lies a bespoke masterpiece that epitomises luxury coastal living. Welcome to 65 Penzance Drive, where the allure of panoramic water vistas meets the charm of modern elegance. Allow me to unveil "Bayview Haven" - an architectural marvel poised atop a sprawling 937 sq.m parcel of land, offering unparalleled comfort and sophistication. As you arrive, the allure of this custom-built residence is immediately apparent. Commanding attention from its elevated position, "Bayview Haven" boasts uninterrupted views of Stradbroke Island and the glistening bay beyond. The meticulously landscaped grounds beckon you to explore, promising a sanctuary of tranquillity amidst the bustling city life. Step inside, and be greeted by two levels of executive living, meticulously crafted with the finest attention to detail. Sun-drenched interiors, courtesy of the north-easterly orientation, create an inviting ambience that permeates every corner of this abode. With oodles of natural light and refreshing breezes, every moment spent here feels like a breath of fresh air. "Bayview Haven" is designed for seamless family living, offering dual living quarters on the upper level complete with a full second kitchen, living, dining, and alfresco deck overlooking the mesmerising water views. Whether hosting gatherings or enjoying quiet moments of reflection, this space effortlessly caters to your every need. This prestigious residence comprises four bedrooms, three bathrooms, and a versatile front media room that can double as a fifth bedroom or a cozy retreat. Additionally, an office space provides the perfect environment for remote work or creative endeavours, ensuring both comfort and productivity. Indulge in the epitome of outdoor living with "Bayview Haven's" resort-style amenities. Immerse yourself in the crystal-clear waters of the in-ground pool or unwind in one of the multiple outdoor entertaining areas, all seamlessly connected to the lush and private grounds. With ample space for three cars in the garage and provisions for a boat or caravan, this home caters to the needs of the modern family lifestyle. Beyond its exquisite interiors and luxurious amenities, "Bayview Haven" offers unparalleled convenience. Enjoy easy access to the nearby boat ramp, north and south motorways, and Brisbane airports, making travel a breeze. Embrace the coveted waterside lifestyle that Redland Bay has to offer, with a plethora of recreational activities at your doorstep.

Finer details to 65 Penzance Drive:

- \* This home has never been chemically cleaned (only Enyo Type)

First floor, downstairs entry:

- 1 Exterior and lighting to entry
- 2 Doorbell and internal communication system
- 3 Double doors for easy access
- 4 Security double locks
- 5 Curving staircase to second floor (New Guinea Rosewood)
- 6 Additional sconces to highlight display wall
- 7 Hanging lights to illuminate the hall and stairway
- 8 Porcelain tiled flooring
- 9 Double entry door to media/bedroom
- 10 Illuminated lighting controls for exterior and immediate downstairs.
- 11 Master air conditioning vent
- 12 Air conditioning master control
- 13 Smoke/fire alarm

Hallway to the downstairs living & office:

- 1 Room has multi electrical sockets for computer, printer etc.
- 2 Bifold louvred opening into lounge allowing bay views
- 3 Four sliding doors
- 4 Air conditioned
- 5 Carpeted
- 6 Windows have external Malibu security screens and internal louvred blinds
- 7 Double entry door
- 8 Hallway has a ducted vacuum point

Downstairs Living has Porcelain tiled flooring:

- 1 Area to the right has TV alcove
- 2 Additional shelving with electrical outlets
- 3 Air conditioned
- 4 LPG Log effect fire with remote control
- 5 Seating for TV area
- 6 Room has multiple double electrical wall sockets
- 7 Four adjustable downlights
- 8 Ceiling Fan with variable speeds via hand control
- 9 Windows have external Malibu security screens
- 10 Windows have fully adjustable internal blinds

The central area has Porcelain tiled flooring:

- 1 Space for eating meals
- 2 Lighting above table
- 3 Doors to garden room have 4 louvered sliding doors with hidden tracks

The area to the left overlooking the pool has Porcelain tiled flooring:

- 1 Lounging area
- 2 Air conditioned
- 3 Ceiling Fan with variable speeds via hand control
- 4 Windows have fully adjustable blinds
- 5 Windows have external Malibu security screens
- 6 Four adjustable downlights
- 7 Room has multiple double electrical wall sockets
- 8 Exit doors to outside patio

The kitchen has Porcelain tiled flooring:

- 1 Large work surface area
- 2 Caesarstone bench, seating area along the entire length
- 3 Double sink c/w mixer tap
- 4 Two concealed appliance cupboards with electrical sockets
- 5 Cupboards and drawers below the bench
- 6 High-level cupboards
- 7 Air conditioned
- 8 Large larder
- 9 Electric double oven
- 10 Microwave
- 11 Electric cooktop for induction and normal hotplates
- 12 Water point for fridge
- 13 Floor level vacuum point allowing sweep away spillages
- 14 Multiple double electrical sockets
- 15 Telephone point

Sunroom fully tiled:

- 1 Entry through double sliding doors c/w Malibu security doors
- 2 Double fan lights c/w hidden fan wings when not in use
- 3 Bifold front doors to bay & garden access
- 4 Sliding doors to either side allowing fully open feeling
- 5 Double electrical outlets

Side patio fully tiled:

- 1 Insulated ceiling against heat and weather
- 2 Light panels
- 3 Electric lighting for night use
- 4 Serving window from kitchen
- 5 External serving work bench
- 6 LPG BBQ point
- 7 Rear louvered bifold blinds
- 8 Side hedgerow

Rear hallway to the garage has Porcelain tiled flooring:

- 1 Storage cupboards
- 2 Ducted vacuum system
- 3 Security

lock door to garage4 Laundry chute compartment5 Wall double socketsDownstairs shower room:1 Glass handbasin c/w pop up waste2 Ceiling mounted extractor fan and heater globes3 Floating bench4 Double electrical sockets5 Separate vanity c/w glass handbasin6 Extractor fan and heater globesDownstairs vanity: 1 Part tiled and part LVP flooring2 Glass wash basin to vanity c/w pop up waste3 Under bench cupboards4 Windows with external flyscreens and frosted glass5 Door to toiletLaundry: 1 Large work surface2 Large sink unit3 Full length wall storage4 Double electrical sockets5 Under bench washing machine point6 Exit door c/w Malibu security doors for rear garden and clothesline7 Outside lightingGarage:1 3 car garage c/w remote control electric doors2 2 walls fully racked for storage3 Multiple double wall sockets4 Ducted vacuum5 Sealed flooring6 Overhead lighting for all garage spaces7 Motion sensor8 Double high-level windows with Malibu security screensUnder stairs cupboard:1 Ideal cleaning appliance space2 Ideal wine storage area3 Security alarm controls4 Coat StorageMedia room / downstairs 5th bedroom:1 Double door entry2 Fully carpeted3 Multiple electrical wall sockets4 Wall sconces5 Smoke / fire alarm (in case required as bedroom)6 External windows have Malibu security screens7 Curtains to windows8 Vacuum pointSECOND FLOOR:Hallway to bay front1 Doorway to Bed 2 on left2 Illuminated wall recesses3 Doorway to Master bedroom on right4 Opening into second floor lounge & kitchen5 Full LVP flooring6 Vacuum points7 Large laundry cupboardsMaster bedroom:1 Fully carpeted2 Air conditioning3 Ensuite bathroom to right with louvred sliding doors for privacy4 Multiple double wall electrical sockets & IV point5 All windows have fly screens6 All windows have internal curtains7 Double sliding door to balcony with Malibu security screens8 Fully fitted ensuite dressing room c/w mirrored doors9 Ceiling fan with remote control10 Dressing table recess11 Vacuum pointEnsuite bathroom:1 Large spa bath2 Fully tiled shower enclosure with wall recess for soaps etc.3 All tapware of mixer variety4 Double vanity glass wash basins (c/w pop-up waste) above cupboard and drawer storage with full-width mirror5 Separate WC in own room with extractor fan/heater6 Ceiling-mounted extractor fan and heater globes7 Windows have external fly screens and internal blinds8 Fully tiled floorSecond-floor kitchen and lounge:1 Full oven and 4 pot induction hob2 Large larder3 Cupboards and drawers below Ceaserstone bench4 High level cupboards5 Air conditioned6 Fitted under bench dish washer7 Double sink with "waste disposal" to one c/w mixer taps8 Extractor hood to cooking hob.9 Microwave10 Low level refrigerator11 Windows have flyscreens with curtains or blinds12 Multi TV electrical point and various electrical sockets13 Floor level vacuum point allowing sweep away spillages14 Double sliding door to balcony with Malibu security screen15 Remote variable ceiling fan with hand control16 Dimmable ceiling lightingSecond-floor patio:1 Fully tiled floor2 Ceiling light3 3 remote control electric blinds4 See-through glass balcony5 Electric double socket pointHallway to bedrooms and bathroomBedroom 2: 1 Fully carpeted2 Air conditioned3 Built-in wardrobe4 Bookcase to alcove5 Ceiling light and fan6 Windows with external flyscreens and curtains7 Various electrical socketsBathroom: 1 Fully tiled2 Full size bath3 Large shower c/w mixer taps4 Glass fronted shower5 Glass wash basin to vanity c/w pop up waste6 Lighting above full width mirror7 Floating style under bench cupboards c/w power sockets8 Ceiling-mounted extractor fan and heater globes9 Clothes hangingUpstairs Vanity:1 Part tiled and part LVP flooring2 Glass wash basin to vanity c/w pop up waste3 Under bench cupboards4 Windows with external flyscreens and frosted glass5 Separate door to toiletBedroom 3:1 Fully carpeted with2 Air conditioned3 Built-in double wardrobe4 Ceiling light and fan5 Windows with external flyscreens and curtains6 Double electrical socketsBedroom 4:1 Fully carpeted2 Air conditioned3 Built-in double wardrobe4 Ceiling light and fan5 Windows with external flyscreens and curtains6 Double electrical sockets7 TV and electrical wall socket8 Wall mounted TVLaundry Shute:1 Double shutter doors2 Shute to ground floor + Vacuum pointOUTSIDE OF HOUSE (not including nature strips).1. Lockable gates to front and side garden areas2. Area behind gates to front left suitable for boat or caravan3. LP Gas supply point4. Storage for dustbins (waste, recycle and green)5. Garden shed suitable for ride on mower.6. Watering hose and reelTo Penzance front:1. Fully sealed driveway2. Suitable parking for 5 additional cars3. Lawned areas4. Steps from road to front door then sealed and tiledTo Esplanade front1. Large lawned area2. Swimming pool with safety glass enclosure and lounging area3. Privacy hedges and slatted walls allowing privacy4. Watering hose and reel5. Various shrubs for privacySwimming Pool:1. Fibreglass style 8m x 4m2. Pool heating by solar on the roof3. Controls and pumps4. Spa feature to one end5. Steps into water at opposite end6. Swimming jets7. Watering hose and reelLarge covered outdoor patio:1. Exterior lighting2. Hedged to allow privacy3. Louvered bi-folding doors to rear garden4. Serving bench from kitchen via sliding windows5. External wall socketsRear garden and lawned area:1. Good neighbour fencing above planted low wall2. Outside clothes drying line3. Controls and pump for garden watering system4. Hose connection for general watering5. Low level fruit trees for oranges, mandarins and limes6. Golden canes7. Two large water tanks (5000 litre) which collect roof rain water8. Ag-drain around perimeter to prevent area becoming waterloggedIn summary, "Bayview Haven" is more than just a residence; it's a testament to refined living at its finest. With its prime location, impeccable craftsmanship, and unmatched

views, this home is truly the pinnacle of coastal sophistication. Don't miss your opportunity to experience the epitome of luxury living - seize your slice of paradise at "Bayview Haven" today. Disclaimer 1 of 2: This property is being sold without a price and therefore a price guide can not be provided by law. Disclaimer 2 of 2: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.