

8/70 Marbella Drive, Benowa Waters, Qld 4217

Sold Townhouse

Tuesday, 19 September 2023

8/70 Marbella Drive, Benowa Waters, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 140 m2

Type: Townhouse



Scott Euler & Nicola Buchanan

Contact agent

Nestled within the highly sought-after and tightly held "La Fontaine" complex, this Benowa Waters lakefront villa presents an exceptional opportunity for those seeking a tranquil and exclusive lifestyle. With captivating water vistas - this residence offers an awe-inspiring panorama that encompasses the long view over Lake Capabella to Rosser Park and the majestic mountains beyond.

THE VILLA Welcome to this charming 3-bedroom villa, where you'll be greeted by the lush beauty of climbing vines cascading over the front gate. Inside, discover two spacious living areas that offer versatile living options. Step onto the private deck and relish stunning views of the tranquil lake. The master suite boasts a balcony and a newly renovated ensuite, while the second bathroom also sparkles with a recent makeover. The quality kitchen features elegant stone benchtops, making this home a delightful blend of natural allure and modern comfort.

- 3 bedrooms – all with built-in wardrobes and ceiling fans.
- Master bedroom with ensuite bathroom and balcony with long lake vistas. Retractable awning provides weatherproof enjoyment of this area.
- Plantation Shutters throughout.
- Single garage + carport = secure parking for 2 cars.
- Large deck area with views over the lake to the hinterland. Electric awning ensures year-round comfort.
- Airconditioned living area.
- Fully fenced private yard.

"LA FONTAINE" La Fontaine is a small boutique prestige development of only 22 villas set in a private secluded gated community with excellent security. Adjoining Lake Capabella and Rosser Park with private resident's pool, BBQ area and low body corporate, there is a direct access to the region's Botanical Gardens and off leash dog park from the complex.

THE LOCATION Benowa Waters is picturesque suburb nestled on the Gold Coast offering a delightful blend of urban convenience and natural beauty. Situated just a stone's throw from the ocean this tranquil locale is favoured for its serene residential atmosphere. Benowa is renowned for its lush greenery, with stunning parks and golf courses like the Royal Pines Resort, and the region's Botanical Gardens providing ample opportunities for outdoor enthusiasts. Residents and visitors alike can enjoy a relaxed lifestyle while still having easy access to the vibrant dining, shopping, and entertainment options of the Gold Coast.

Driving Distances (approx.) Benowa Gardens Shopping Centre - 2 minutes
Pindara Private Hospital - 2 minutes
Benowa State High School and Primary School – 2 minutes
St Kevins Primary School – 3 minutes
Royal Pines Golf Course and RACV Resort – 5 minutes
Pacific Fair Shopping Centre – 10 minutes
Surfers Paradise Beach – 10 minutes
Southport Business Centre – 15 minutes

School Catchment Benowa State High School
Benowa Primary School

THE FIGURES Rental Appraisal \$880-\$930 per week
*Body Corporate \$70 per week
*Council Rates \$1,072 per 6 months
*Water Rates \$360 per quarter
**approx

WHAT THE OWNER LOVES The owner's nightly ritual involves savouring a glass of wine on their deck, captivated by the stunning sunsets over the lake, park, and hinterland. This private haven offers a front-row seat to nature's breathtaking performance, where twilight paints the world in enchanting hues.

WHAT WE LOVE One of our favourite aspects of this property is the convenient direct access to the Gold Coast Botanical Gardens and off-leash dog area. It's a paradise for nature enthusiasts and pet lovers alike, offering the perfect blend of serene walks and playtime for your fur babies.

To fully appreciate what this property has to offer – please visit us at our open homes.

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