

# 80 Royal Albert Crescent, Sovereign Islands, Qld 4216

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## Sold House

Saturday, 23 December 2023

80 Royal Albert Crescent, Sovereign Islands, Qld 4216

Bedrooms: 4

Bathrooms: 5

Parkings: 4

Area: 700 m2

Type: House



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**\$3,300,000**

Crafted by award-winning builders and presiding over Sovereign Island's widest canal, this waterfront residence is a showcase of contemporary elegance. Architecturally magnificent, it rises two levels on a 700m<sup>2</sup> south-to-water allotment and promises space, sophistication and seclusion. A gourmet kitchen with gas cooking, an island bench, and ample storage awaits at the heart of the home, complemented by multiple light-filled living areas. Two of these and an elegant dining area seamlessly connect with the alfresco terrace, blurring the lines between indoor and outdoor living. Here, a large pool with a water feature promises tranquillity, offset by lush tropical gardens that create a permanent holiday ambience. Entertaining is easy too, thanks to a pavilion with a built-in BBQ, while an expansive alfresco terrace hugs the rear of the residence, ideal for hosting gatherings. Space and style continue with the floorplan boasting four bedrooms and five bathrooms. Rest and rejuvenation beckon in the supersized master suite – a true retreat, with a spa ensuite, walk-in robe, and a sublime sunroom encased in floor-to-ceiling windows that capture wide water views. A protected upper-level balcony also overlooks the serene canal, plus the ground level is fitted with an executive office for those who desire work-from-home amenities. Occupying a prime position in a prestigious enclave, this unique home fringes 22m\* of water frontage and includes a pontoon for easy access to the nearby Broadwater. Round-the-clock security patrols offer peace of mind, plus this exclusive gated enclave is just a quick car trip from the cafes, parks, restaurants and amenities of Paradise Point. Love to golf? You're in luck with three championship golf courses within approx. 15 minutes. With all the hard work done for you, all there's left to do is unpack and enjoy this private waterfront paradise. Arrange your inspection today.

**Property Specifications:**

- Large enclosed balcony from master suit capturing Broadwater Views
- Outstanding architectural masterpiece anchored on Sovereign Islands widest canal
- Constructed by award-winning builders as a showcase of contemporary elegance
- 700m<sup>2</sup> south-to-water allotment with 22m\* water frontage
- Exceptionally private and sprawled across a supersized double-storey
- Well-appointed gourmet kitchen with gas cooking, island bench and abundant storage
- Multiple light-filled living areas, including two that open onto the alfresco terrace
- Dining area opens to alfresco via retractable glass lotus doors
- Four bedrooms, five bathrooms and an executive office
- Master suite includes a spa ensuite, walk-in robe and sublime sunroom, encased in floor to ceiling windows and capturing wide water views
- Large pool with water feature, trimmed with tropical gardens
- Entertaining pavilion with built-in BBQ plus expansive alfresco terrace
- Protected upper-level balcony overlooking the canal
- Double garage and double carport
- Ducted air-conditioning and vacumaid
- Security system
- Lavishly landscaped gardens
- Pontoon plus dual Broadwater entry points
- Exclusive, gated enclave with 24/7 security
- Short drive to Paradise Point shops, cafes and amenities
- Within approx. 15 minutes of three championship golf courses

This home is one of a kind, for more information or to secure your own piece of paradise, please contact Ivy Wu or Isaac Kim now on 0433 103 586 / 0433 268 046!

**Disclaimer:**  
\* = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ivy Realty. and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ivy Realty.