

93 Bollard Circuit, Clear Island Waters, Qld 4226



Sold House

Thursday, 10 August 2023

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Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 1104 m2

Type: House



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\$3,968,888

Serene lakefront living beckons from this stately double-storey house inside 'The Moorings', a tightly-held community offering peace, privacy and proximity to conveniences. Ideally positioned facing north, the charming family home captures hinterland views from atop a low-maintenance 1,104m² parcel with an enviable 43.5m* of frontage to Clear Island Lake. A chandelier sits at the apex of a soaring 6.5m* void in the entry foyer, making for a grand first impression. Playing out over two bright and spacious levels are a host of character features, including decorative cornices, earthy timber floors and curved glazing. Five spacious bedrooms, an office and an array of separate living zones cater well to a large family. Cosy up by the fireplace in the formal lounge, or play host to guests in style in the main living area, where you can enjoy a projector, screen and a wet bar with a 1000 bottle wine cellar. Two Juliet balconies offer elevated views over the lake from the upper level. A built-in barbecue and expansive alfresco invite you to dine outdoors between dips in the swimming pool, while a lakefront deck is the perfect setting for morning coffees or pre-dinner cocktails.

The Highlights:

- Double-storey house inside 'The Moorings' estate- Low-maintenance 1,104m* block with 43.5m* of water frontage-
- North-facing with lake and hinterland views - Character features including decorative cornices and ceiling roses, timber floors and curved glazing- Fully-tiled pool; expansive lakefront deck- Abundance of outdoor entertaining space featuring Turbo BBQ and sink- Kitchen plus choice of living and dining zones offer access to outdoor entertaining- Kitchen has Gaggenau microwave, rangehood and five-burner gas cooktop; additional four-burner gas cooktop; double sink; breakfast bar; walk-in pantry; built-in study nook- Main living area features Stewart screen and InFocus projector; wet bar with integrated Miele dishwasher and wine glass storage plus large 1000 bottle wine cellar- Formal living and dining area with fireplace- Five generous upper-level bedrooms; four with walk-in robes and water views; two with ensuites; two with Juliet balconies- Study with built-in desk and cabinetry- All bathrooms have floor-to-ceiling tiles and Caroma sinks; main bathroom features built-in bath and separate toilet; one additional powder room- Master ensuite features built-in bath and dual vanity- Upper-level laundry plus additional European laundry on ground floor- Triple garage with built-in storage; drive-through access to rear of property for one car- Hikvision intercom plus DSC security system; ducted air conditioning throughout- Fully-fenced property with gated vehicle and pedestrian access

Primely positioned within Clear Island Waters, 'The Moorings' is a tightly-held community favoured for its central location in proximity to family-friendly conveniences. Travel just 2.5km to do the weekly grocery shopping at Q Super Centre, or drive 4.5km to explore the larger retail and dining precinct of Robina Town Shopping Centre. A choice of golf clubs surround the home, while patrolled surf and popular eateries await 5.5km away in Mermaid Beach. The address lies in the catchment for Robina State School, Merrimac State High School, Somerset College and a number of other well-regarded private schools are within an easy drive. Relish lakefront family living in an exclusive Clear Island Waters community – contact Sam Guo 0423 064 310 and Julia Kuo 0402 668 885.