

11/100 Dorsal Drive, Birkdale, Qld 4159

House For Sale

Saturday, 29 June 2024

11/100 Dorsal Drive, Birkdale, Qld 4159

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 256 m2

Type: House



Stephanie Gordon



Darcy Crawford
0455555963

Offers Over 1.2M

Welcome to 100 Dorsal Aquatic Paradise. A securely gated boutique complex directly across from the Moreton Bay canals. This stunning home is one of only 18 in the complex and boasts secure video/audio intercom entry to the complex. Once inside, remote controlled double tandem garage access to the home plus entry through the floor to ceiling American oak front door with a keyless digital lock. The LeGrand Smart system which has 4 programmable modes allows you to flick the switch to 'Welcome' to illuminate the staircase lighting and re-connect the power through to the ceiling fans. When exiting it's as simple as flicking the LeGrand smart switch to 'Goodbye' to turn off lighting and fans. All 3 floors have energy efficient ducted AC complete with a security alarm system. FEATURES INCLUDE: • 2.8 metre ceiling • Internal 3 person lift/elevator to all floors • Solid American oak entry pivot door, staircase, screens and American Oak timber flooring throughout all living spaces • Double-glazed aluminum framed windows and doors with stainless steel security screens • 4 Bedroom 3 bath 2 tandem car garage • 255-260sqm of living space • Gourmet kitchen featuring beautiful 40mm granite waterfall benchtops, 6 burner gas cooktop, built in oven and dishwasher, plenty of soft close floor to ceiling storage cabinetry and pantry space, central bench has sink, power points for appliances and breakfast bar • Open plan dining with feature lighting and lounge that opens to balcony • Top floor bedrooms include the Master with new luxurious wool carpet flooring, fan and private crimsafe secure balcony plus walk in floor to ceiling robe. En-suite has floor to ceiling tiles, his and hers vanity with large mirrored cabinets for storage, extra large shower featuring dual shower heads and toilet. • 2nd and 3rd bedrooms with luxurious new wool carpet, fans, built in robes with organisers, USB ports (bedroom 3 has internet/TV point) • 4th bedroom/ Home office or extra guest living area downstairs has a tiled floor, fan and en-suite with floor to ceiling tiles, shower, toilet and single vanity unit the sliding glass door opens out to the private courtyard with privacy screen and border garden with secure gate direct access to Birkdale Road • Family bathroom with floor to ceiling tiles, separate bath, separate shower, single vanity unit with half wall of mirrored storage cabinetry • Separate toilet with vanity • Walk in linen and additional linen storage • Apartment style laundry with storage cabinetry • Separate study has a fan with access to it's own toilet with vanity ADDITIONAL FEATURES INCLUDE: • LeGrand smart home system that controls lighting, music and fans • LeGrand Bluetooth Sound System with ceiling recessed speakers • Video/audio intercom to allow access into gated complex Bluetooth audio control with ceiling mounted speakers • Security alarm system • Keyless digital lock on entry Audio/video intercom to allow access into gated complex • Heat control showers • Energy efficient ducted AC completed with and a security alarm system. • 6-star energy efficiency rating • Gated complex • Body Corporate approx \$56 per week • 4 visitor car parks and car wash bay You'll enjoy being only a 5 minute walk to Aquatic Paradise Park with a unique non enclosed expanse for dogs, with a playground at one end and grassy foreshore at the other, with a flat walk/bike track threading through the middle. • Local shops including Woolworths within 300m • Bus stops 400m • Aquatic Paradise Pparkland fronting Moreton Bay 1.2km • Birkdale Railway Station 400m • Redland Bay College 2km • Wellington Point State High School 1.5km • Ormiston College 5.9km • Moreton Bay College 9.5km • Redland Bay Hospital within 10km Call Stephanie now to view on 0438 338 720 or attend one of our on-line scheduled open home inspections.