

117 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217

ivyREALTY

House For Sale

Wednesday, 10 July 2024

117 Sir Bruce Small Boulevard, Benowa Waters, Qld 4217

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 846 m2

Type: House



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Contact Agent

A sleek statement of space and sophistication, this Main River residence epitomises modern living. Occupying an 846m² allotment and anchored on 20m of wide water frontage, it's grand-scale double storey floorplan feels all the vaster with soaring ceilings, notably a showstopping 5.8m foyer downstairs. It's also designed with effortless entertaining in mind, seamlessly uniting the expansive kitchen, living and dining area with the alfresco terrace. Integrated Miele and Liebherr appliances underpin the gourmet kitchen, along with a butler's pantry that keeps mess discreetly out of sight, with an outdoor counterpart featuring on the all-weather alfresco terrace. Overlooking a heated pool with slide, a cabana and pontoon, it is also an ideal spot to soak up spectacular sunsets. The luxury of space continues with multiple options indoors for relaxation including a cinema where you can marvel at movies on the big screen. Complete with surround sound, tiered seating and a projector, it's a gold-class experience from the comfort of your own home. Six oversized bedrooms feature, led by a water-view master suite with balcony access, a large walk-in robe and an elegant ensuite with a freestanding bath. Four further bedrooms upstairs boast walk-in robes (one is appointed with a private ensuite and two share a modern ensuite), while a ground floor ensuite bedroom is complemented by an office, powder room and triple garage. Situated in an exclusive Main River enclave, convenience is assured with schools, shops, medical amenities and sporting facilities all close by. Beaches, bars, eateries and entertainment are easily accessible too, with the heart of Surfers Paradise approx. 7km away. Factor in the proximity to elite schools, TSS and St. Hilda's and this easy accessibility to key infrastructure is hard to beat. Live the Main River dream - arrange an inspection today. This home is one of a kind, for more information or to secure your own piece of paradise, please contact Ivy Wu or Jason Widdows now on 0433 103 586 / 0428 980 576!

Property Specifications:- Sprawling Main River residence showcasing modern sophistication across two levels- 846m² allotment anchored on 20m of wide water frontage- Soaring 3.3m ceilings downstairs, 2.7m upstairs plus a showstopping 5.8m foyer- Expansive, open plan kitchen, living and dining includes an integrated fireplace and large scale slider doors for a seamless connection to outdoor entertaining area- Sleek kitchen boasts an AEG induction cooktop and dual ovens, integrated Miele dishwasher, integrated Liebherr fridge/freezer- Butler's pantry with sink and dual integrated dishwasher drawers- Cinema with surround sound, tiered seating, large screen and projector- Multipurpose room with outdoor access ideal for a games room or gym- Upstairs media room capturing city glimpses- Elegant water-view master suite with balcony access, large walk-in robe and a luxe ensuite with a freestanding bath- Three further king-sized bedrooms upstairs with walk-in robes; one with a private ensuite and two share a modern ensuite- Ground floor ensuite bedroom, plus an office and powder room- All weather alfresco entertaining terrace includes electric blinds, projector, screen, ceiling speakers, fans, heaters and an outdoor kitchen- Heated pool plus slide, covered cabana and open-air decking- Sandy beach and pontoon- Large laundry with storage and chute- Triple garage with drive through access, epoxy floors and a surplus of storage- Secure off-street driveway parking, front yard and lawn area- 9.9kW solar system- Ducted air-conditioning, video intercom and alarm- Close to Benowa State Primary and High, Benowa Gardens Shopping Centre, Pindara Hospital, Botanical Gardens and Royal Pines Golf Course- 7km to Surfers Paradise and 8.5km to Broadbeach bars, beaches, eateries and entertainment- Within 8km of elite schools, TSS and St. Hilda's

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.