

**122 Tierney Drive, Currumbin Waters, Qld 4223**



**House For Sale**

Tuesday, 2 July 2024

122 Tierney Drive, Currumbin Waters, Qld 4223

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 8**

**Area: 5640 m2**

**Type: House**



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## Auction

Architect-designed and flawlessly delivered in 2022, this remarkable residence marries luxury and livability with a genuine commitment to sustainability. A true natural sanctuary among lush, native gardens, the home tops a picturesque 5,640m<sup>2</sup>\* parcel with exclusive access to beautiful Currumbin Creek. No detail or expense was spared in the creation of the showpiece, which features soaring vaulted ceilings, premium materials and a plethora of eco-friendly features that have earned it an energy efficiency rating of 9.1 stars. Functional yet playful, the dual-living-friendly floor plan draws surprise at every turn. Entry to the home is via an innovative courtyard. Inside, an original fireplace creates a cosy ambience, while integrated insect screens, grand pivot doors, automated louvres and an indoor-outdoor pond blur the lines between inside and out. In one wing are two bedrooms and an open living, dining, and chef-level kitchen zone, which becomes one with the courtyard once you peel back sliding doors. In a whimsical addition, an unassuming wine display gives way to a secret, loft-style games room or third bedroom. Tucked away on the other side of the courtyard is the master retreat and another loft-style bedroom/office. A haven for rest and relaxation, the master has a dressing room-style walk-in robe and lavish ensuite, where you can soak in the tub while taking in garden views. A pergola and 17m\* heated magnesium pool separate the main residence from a self-contained pool house. Featuring one bedroom, a bathroom, media room and wet bar, the private and versatile space further enhances the property's dual-living suitability. The elevated home is above the floodline at 32m\*. A winding garden path facilitates access to Currumbin Creek. There, the powered pontoon allows boat access for cruising the local waterways, hitting the sheltered beaches, dining at cafes or fishing the open ocean. The Highlights:- Luxurious, sustainable, and functional home atop 5,640m<sup>2</sup>\* block- 16.4m\* frontage to Currumbin Creek- Designed by PTMA Architecture and completed in September 2022 by award-winning Kai Konstruct; interior design by Hannah & Co; landscaping by Wernicks Landscapes- Featured twice in Sustainable House Day and most visited home in the Gold Coast Open House Architectural Festival in 2022 and 2023- Sustainably designed with 9.1-star energy efficiency rating; low carbon external materials, including zinc roof and Blackbutt timber cladding; excellent cross ventilation; double glazing throughout- Premium natural materials and lighting by local artisans- 32m\* tideline elevation; flood protected - 8m\* dry-berth powered pontoon with built-in seating and storage - Heated 17m\* magnesium pool - Poolside solar pergola; lawn covered garage roof - Indoor-outdoor pond with waterfall feature that flows from front garden into courtyard - Courtyard with concrete flooring, original wood-burning fireplace; pivot doors, integrated insect screens and automated louvres - Open living, dining, and kitchen zone, with double-glazed sliders to courtyard/outdoors - Kitchen has oven, warming drawer, induction cooktop, integrated dishwasher, two sinks, Billi sparkling water tap, island with storage and seating - Butler's pantry with double sink and storage - Wine cabinet opens to secret, loft-style games room/bedroom - Master bedroom with dressing room-style walk-in robe plus ensuite with dual vanity, walk-in shower, toilet, and separate free-standing bath - Master wing also features a retreat and laundry with outdoor access - Additional loft-style bedroom/office - Two additional bedrooms with outdoor access in a separate wing - Main bathroom with open vanity plus private shower room and separate toilet - Pool house features a bedroom, bathroom, wet bar, and media room adjoining patio - Double garage with 7kW WallBox electric car charger; secure double carport - Large work shed for tools, machinery or four additional cars - Lawn and lush gardens with native plants, fruit trees and herbs - Back-to-base cameras, alarm, and security system; keyless entry to front, laundry and garage doors - Smart home with app-controlled security, lighting, music, louvres, curtains etc. - 20kW PV solar power system and 12kWh battery store; three-phase power across the property - Two 27,000L water tanks with pure water filtration system - Surrounded by native wildlife, including koalas and the home's namesake the Azure Kingfisher - New Currumbin Eco-Parkland will protect bushland views and privacy by preventing new developments Currumbin Waters is a peaceful and prestigious suburb favoured for its lush landscapes and proximity to key amenities. The property benefits from exclusive access to Currumbin Creek, which accesses open ocean. Popular swim and surf spot Currumbin Alley, Surf Club and riverside RSL Club are a casual boat ride or 10-minute drive away. Casual eateries, restaurants and The Pines Shopping Centre are also within a short drive. The property sits in the catchment for Currumbin State School and Currumbin State High School, while St Augustine's Parish Primary School is walking distance. The M1 is nearby for travel north to the heart of the Gold Coast or south into New South Wales, while Gold Coast Airport is 9.3km. Secure a luxurious eco home atop an elevated creekfront block – contact Troy Dowker 0409 057 087. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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

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