

14 Joy Avenue, Burleigh Waters, QLD, 4220

 Coastal

House For Sale

Thursday, 1 August 2024

14 Joy Avenue, Burleigh Waters, QLD, 4220

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Type: House

Soothing Sanctuary, Celebrating Subtle Contemporary Style

Radiating a profound sense of peace and contemporary style, this happy haven is right at home in Joy Avenue. Occupying a 546m² block and master built in 2021, it exudes warmth and exhilaration all at once, sparking moments of subtle beauty and excitement 600m from the beach.

Sprawling across two fresh, light-filled levels, it's further enhanced by 2.7m ceilings, VJ panelling, and premium stone finishes. Look forward to lingering conversations as you cook in the modern kitchen (complete with butler's pantry) or make a date for movie nights in the cinema - one of three separate relaxation zones. Indoor-outdoor living is celebrated too, with the alfresco entertaining terrace created to be a seamless extension of the kitchen/dining zone. Expansive and exceptional, this all-weather oasis boasts an outdoor kitchen and access to the private, tropical pool.

Four ensuited bedrooms also feature, including a luxe master with freestanding spa, with the flexibility to convert the office to a 5th bedroom. Factor in the close proximity to parks, cafes, and Burleigh's thriving cuisine scene and you'll soon agree life looks wonderful here. Make Joy Avenue your idyllic home sweet home - inspect today!

Property Specifications:

- Calming and contemporary double-storey oasis, infused with subtle style, warmth and joy
- 546m² block, only 600m from the beach
- Master built in 2021 with a suspended concrete slab, brought to life by BCG Design
- Fresh and light-filled interiors enhanced by 2.7m ceilings, VJ panelling, and premium stone finishes
- Modern kitchen enhanced with stone benches, soft-closing cabinetry, Siemens oven and steam oven, induction cooktop, dishwasher and garbage disposal
- Butler's pantry with sink and zip tap
- Stackable slider doors dissolve the barriers between the kitchen/dining and outdoor entertaining area
- Downstairs living room warmed by an Ecosmart fireplace
- Second sunlit living area upstairs
- Cinema with screen, projector and integrated home theatre speakers
- Four ensuite bedrooms, including a luxe master suite with walk-in robe and freestanding spa
- Office with custom cabinetry (can be converted to a 5th bedroom)
- Powder room
- Exceptional and expansive all-weather entertaining terrace with skylights, electric blinds, outdoor kitchen
- 7m x 2.6m pool trimmed with open-air decking
- Outdoor shower
- Hydrawise garden irrigation
- Oversized laundry with mudroom
- Double garage and carport with 3m ceiling height
- Attic and under-house storage
- Ducted air-conditioning and ceiling fans
- Ducted vacumaids downstairs
- Built-in ceiling speakers in alfresco and kitchen/dining
- Fully insulated walls and ceilings plus 2.4m doors throughout
- Retractable fly screens fitted to kitchen/dining slider doors
- Provision for solar
- Security system and front gate intercom
- Short stroll to local parks, popular cafes and Black Hops Brewery
- Also walking distance to Burleigh Heads State School and the thriving James St cuisine scene

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the

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