

# 14 Royal Albert Crescent, Sovereign Islands, Qld 4216

ivy REALTY

## House For Sale

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14 Royal Albert Crescent, Sovereign Islands, Qld 4216

Bedrooms: 5

Bathrooms: 5

Parkings: 6

Area: 755 m2

Type: House



Ivy Wu  
0755015564



Isaac Kim  
0755015564

## Contact Agent

It's rare to find a modern waterfront masterpiece which successfully fuses contemporary elegance with a warm, welcoming ambience. Crafted without compromise by DTL Constructions and boasting a prime north-facing aspect, this 92-square showpiece embraces a timeless, yet relaxed sophistication across all three levels. The designer kitchen is a true highlight, with a sublime stone island bench, 2pac cabinetry, integrated superior appliances and full butler's pantry to ensure catering for family dinners or large scale events is effortless. An expansive living and dining zone sits adjacent, trimmed by cavity sliders which dissolve the barriers between indoors and out, while the home cinema – complete with tiered seating, a 4K projector, large screen, surround sound and wet bar – is ready to offer the full gold-class experience. Five king-sized bedrooms also grace the floorplan, all with walk-in robes and elegant ensuites, while an executive office is appointed with a convenient private entrance. Expect the basement level to impress too. Featuring a 6 - 10 car garage, a home gym with sauna, kids media room and a custom cellar, it promises something for all the family. While you're here, select one of the approx. 600 bottles from this superior subterranean wine room and head up to the alfresco terrace to entertain in style. A wraparound pool also sparkles waterside, or unmoor your up to 50ft vessel from the pontoon and enjoy bridge free access to the Broadwater. Other outstanding features include a lift to all levels, a brand new 7.03kW solar system, integrated speakers, ducted and zoned air-conditioning, two powder rooms, electric blinds and plantation shutters plus abundance of storage throughout. A location that is synonymous with luxury, Sovereign Islands offers the ultimate waterfront lifestyle. Round-the-clock security patrols bring peace of mind plus make the most of being approx. 5 minutes drive from the cafes, parks, restaurants and amenities of Paradise Point. Don't miss your chance to secure a true masterpiece of modern luxury – arrange an inspection today.

**Property Specifications:**

- Luxe tri-level waterfront masterpiece with a prime north-facing aspect
- 755m<sup>2</sup> block with 17.7m water frontage and bridge-free boating access
- Impeccable interiors that showcase a contemporary elegance and sophisticated warmth
- Master built by DTL Constructions and with a lift to all three levels
- Designer kitchen with sublime stone island bench, 2pac cabinetry, integrated Sub Zero fridge/ freezer, integrated fridge drawer, induction cooktop, coffee machine, inverter microwave, dual ovens and dishwasher
- Butler's pantry with 2pac cabinetry, integrated dishwasher, insinkerator, Zip tap with hot, cold and sparkling water
- Open plan living and dining with gas fireplace and cavity sliders to create a seamless flow outdoors
- Cinema with tiered seating, 4K projector, large screen, surround sound, wet bar with Vintec drinks fridge
- Media room/teen retreat with wet bar and Vintec drinks fridge
- Decadent wine cellar with custom shelving and dual Vintec fridges, holds up to 600 bottles
- Five king-sized bedrooms, all with walk-in robes and elegant ensuites
- Master suite includes a private waterfront balcony, beauty station, walk-in-robe, accessories closet and an opulent ensuite with freestanding bath, dual shower and vanity
- Office with built-in joinery and separate entrance
- Covered waterfront alfresco entertaining area with fan, strip heaters, and an outdoor kitchen with built-in BBQ, sink, dishwasher and Vintec drinks fridge
- Heated, wraparound pool with water feature
- Sunny, open-air decking overlooking the water
- Pontoon to accommodate up to a 50ft boat
- Basement garage to accommodate 6-10 cars, with concealed work bench and ample storage
- Powder rooms on the basement and ground floor
- Ducted and zoned air-conditioning, ducted vacuum, integrated speakers throughout
- Electric blinds and plantation shutters plus abundance of storage throughout
- Laundry with chute
- Brand new 7.03kW solar system and inverter, covered by full 10 year warranty (August 2022), 19 REC 370w Solar Panels, 6kW inverter growatt
- Underground rainwater tank
- Manicured, low-maintenance gardens with full irrigation system
- 5 minute drive from the cafes, parks, restaurants and amenities of Paradise Point

This home is one of a kind, for more information or to secure your own piece of paradise, please contact Ivy Wu or Isaac Kim now on 0433 103 586 / 0433 268 046! Disclaimer: \* = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ivy Realty. and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ivy Realty.