

**140 Acanthus Avenue, Burleigh Waters, Qld 4220**



**House For Sale**

Friday, 10 November 2023

140 Acanthus Avenue, Burleigh Waters, Qld 4220

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 606 m2**

**Type: House**



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## Offers Over \$2,999,000

Brand new, north-facing and beautifully light-filled, this oasis celebrates subtle luxury and natural beauty. Backing onto Burleigh Lake Park with a leafy private outlook, these tree-lined views create a serene and secluded backdrop to live by. Spanning two levels on a 607m<sup>2</sup> block, quality finishes enrich every detail with high ceilings throughout, including the contemporary kitchen and expansive living and dining area. Here, custom-made cornerless stacker doors offer a seamless connection to the alfresco deck, creating an ideal area for entertaining or a place to watch the fun unfold in the resort-style magnesium pool. For an added dash of tranquillity, turn on the fountain and spa and watch the tropical gardens sway in the breeze. The indulgence continues upstairs in the luxe master suite, with this sanctuary boasting a designer dressing room and ensuite with his and hers amenities. Three additional spacious upper-level bedrooms include walk-in or built-in robes, serviced by a blissful, textural bathroom with a freestanding bath. Additionally, the home includes a downstairs 5th bedroom/study, third modern bathroom and a media room complete with surround sound speakers, plus an upper-level retreat, which opens to a balcony that captures magical sunsets. Perched in a prime position with location being paramount, this sought-after neighborhood provides the best of both worlds - a tranquil retreat amidst the greenery, while being within walking distance to James Street, iconic beaches and to Burleigh Heads State School, which hosts weekend Farmers Markets. Life's treasured moments are waiting for you in this turn-key masterpiece! Features:

- Hinterland and skyline views with 180-degree views from the top verandah
- Pivott entry door
- Stone benchtops throughout
- Contemporary kitchen and butler's pantry include premium Bosch appliances, Zip Tap, an integrated dishwasher and bin system
- Direct access from the garage to the butler's pantry
- Floor-to-ceiling tiles in all bathrooms including mitered reveals and niches
- Wall-hung toilets and vanities
- Stormy Grey Marble verandah and pool surround
- Double garage with Epoxy 'flake' flooring
- Additional driveway parking behind remote gate
- Laundry with ample storage and external access and in-wall ironing board system
- Outdoor shower
- Exterior fans and I-Zone ducted air-conditioning with phone app
- Sensor lights to butlers pantry, laundry, garage and powder room
- Intercom System with phone app installed
- Tinted window throughout
- 7Kw Solar System Installed - battery ready
- Lighting, spa & pool fountain are all automated via phone app
- Extensive level lawn areas
- Direct access to the park from your backyard

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 information contained herein. \* denotes approximate measurements.