

**1A Reef Point Esplanade, Scarborough, Qld 4020**



**House For Sale**

Tuesday, 25 June 2024

1A Reef Point Esplanade, Scarborough, Qld 4020

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 616 m2**

**Type: House**



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## For Sale

Welcome to 1A Reef Point Esplanade in Scarborough, a pristine home that exceeds all expectations. This property exudes street appeal with Hamptons inspired fencing, arbour and tiled front porch overlooking the lush front garden. A wide driveway and concrete boat/caravan pad are screened from the road by an automatic electric gate. Upon entering, you're greeted by the homes' high ceilings and natural filtered light that draws you in, creating an inviting atmosphere. The hardwood staircase with a white Hampton-style balustrade adds a touch of elegance as you ascend to the main living area. In the main living area, the combined kitchen, living, and dining space awaits. The reverse living design showcases stunning marina views, enhancing your living experience. The kitchen is a chef's dream, featuring gorgeous stone benchtops a large kitchen island with sink, and overhead feature lights. The suite of Ilve appliances include a 900mm ceramic touch control hotplate, a 900mm multifunction under-bench oven, and a concealed undermount range hood. The kitchen units boast soft-close doors and drawers, LED under-cupboard lighting, and tiled splashbacks. A dedicated coffee nook with a tiled splashback and a large butler's pantry providing ample storage and functionality. The scullery is equipped with kitchen units, stone benchtop, built-in dual bins, a dishwasher, and sink, complete with a tiled splashback. Adjacent to the kitchen, the dining and living area is bathed in natural light and offers beautiful marina views. This space is perfect for family gatherings. Step through the glass sliding doors onto the tiled balcony, featuring an aluminium balustrade, electric ceiling fan, and outdoor power points. The balcony is also equipped with electric remote-controlled blinds to the south and western aspects, ensuring modern comfort and convenience for all-weather enjoyment, and taking in the breathtaking sunsets. Upstairs, the master bedroom offers a spacious retreat with a large walk-in robe with built-in cabinetry, and an ensuite featuring a freestanding bath, shower, his and her dual basins, and an enclosed toilet. The separate large media/living room is perfect for family movie nights and is equipped with TV and data points; and it is located near the powder room for convenience. The ground floor features a further living and dining space area which includes a wet bar, sink and bar fridge, ideal for entertaining or dual living. From this space, head outside through the large glass sliding doors to the grand alfresco area. A pool pavilion featuring bar fridge and BBQ area overlooks the gorgeous heated mineral inground pool with spa jets and lights. Adjacent to this a further outdoor entertaining space with Astroturf and garden beds is perfect for enjoying a fire with friends and family. Three further bedrooms on this level are generously sized, each with ceiling fans and built-in robes. One bedroom includes an ensuite with a shower, basin, and toilet, while the others are close to the main bathroom, which features a freestanding bath, vanity, shower, and separate toilet. For those needing a productive workspace, the home office/ fifth bedroom offers views of the front garden. The large laundry room is equipped with stone benchtop, a deep stainless sink, and direct access to the outdoor line. Additionally, an electric dumbwaiter with a 40kg capacity provides easy access between the lower and upper floors, and there is a useful under-stair cupboard with shoe storage units. Additional features include solar panels, double garage with integral hobby/workshop area and 15 amp socket, powered garden shed, Daikin ducted zoned air conditioning and Videocom doorbell system and alarm. Features of this immaculate family home include:

- 5 Bedrooms
- 3.5 Bathrooms
- 2 Car garage
- Hardwood staircase
- Combined kitchen, living, and dining
- Stunning marina and Glasshouse mountain views
- Kitchen with stone benchtops, Ilve appliances, soft-close doors and drawers, coffee nook and large butler's pantry
- Tiled balcony with ceiling fan and electric remote-controlled blinds
- Spacious master bedroom with ensuite
- Large media room with TV and data points
- Generously sized bedrooms with ceiling fans
- Third living area with wet bar
- Home office/ 5th Bedroom w/ garden views
- Heated inground mineral pool including lights and spa jets
- Fully fenced yard with automatic gate
- Ample driveway parking and boat/caravan pad
- Solar panels (5.5kW)
- Dumbwaiter (40kg)
- Under-stair storage
- Powered garden shed (6x3m)
- Daikin ducted air conditioning
- Videocom doorbell system and alarm
- High ceilings throughout and natural filtered light
- Large laundry with stone benchtop
- Walking distance to Scarborough marina and entertainment precinct including cafes, brewery, boat club and Morgans Seafood
- Close to local parks
- Close to local schools

Experience the luxury and convenience of 1A Reef Point Esplanade, where every detail is designed for your ultimate comfort and enjoyment. Disclaimer- All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.