

**4 Paradise Place, Surfers Paradise, QLD, 4217**



**House For Sale**

Wednesday, 25 September 2024

4 Paradise Place, Surfers Paradise, QLD, 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Effortless Modern Elegance in an Exclusive Main River Enclave

Enriched by a timeless aesthetic of modern elegance, embrace an effortless lifestyle in this refined Main River residence. Occupying a 506m<sup>2</sup> block the property benefits from a northern aspect on Main River, it's tableau of views are as magnificent it's coveted location. Embraced by city skyline and hinterland vistas, its award-winning renovation by Reece Keil Design has ensured almost every room benefits from a mesmerising outlook. Supremely high-quality finishes, including honed marble floors, are also featured throughout this north-to-water delight, complemented by a lift for enhanced accessibility.

Welcoming you with a discreet entry, a palm-tree-lined pathway wraps around a central and lush courtyard before revealing a sophisticated, yet easy-to-maintain sanctuary. Here, two light-filled levels capture cooling breezes via louvred windows, with expanses of glass and a soaring raked ceiling in the open plan kitchen, lounge and dining zone amplifying the sense of light and space. Cook up a feast with the premium Miele appliances, (keeping mess out of sight in the handy butler's pantry) and retreat to the elevated and expansive terrace to host guests against a stunning Main River backdrop. Alternatively, take advantage of a second covered alfresco patio or enjoy open-air festivities in the large, lush backyard before spilling onto a wide sandy beach. A true treat, it includes a private pontoon.

The floorplan is also designed with flexibility in mind. Upstairs, a media room offers a second internal relaxation zone, a powder room, and a spacious and stylish master suite with integrated cabinetry, dual walk-in robes, and a luxe ensuite. An additional room can be used as a bedroom or office, while downstairs includes a bedroom, bathroom and versatile guest retreat/living area with a cleverly concealed Murphy bed. Additional features include sleek LED integrated ceiling lights, bathrooms with smart toilets and full-height tiling, ducted air-conditioning, Somfy internal electric blinds and automated external louvres for enhanced protection and privacy.

### The Highlights:

- Effortless living and entertaining in a residence of refined modern elegance, overlooking a vast expanse of Main River
- 506m<sup>2</sup> block embraced by magnificent Main River, city skyline and hinterland vistas
- Coveted location, which is situated in a quiet pocket close to cafes and surrounding amenities
- Award-winning full-scale renovation by Reece Keil Design, complemented by supremely high-quality finishes including honed marble floors
- North-to-water, solid concrete and steel double-storey residence with an internal lift
- Fresh and light-filled 503m<sup>2</sup> floorplan, with views from almost every room
- Kitchen offset with premium Caesarstone Cosmopolitan stone island and benches, Miele induction cooktop and range, AEG dishwasher, integrated Fisher & Paykel fridge/freezer
- Butler's pantry with Miele oven and microwave, sink and abundant storage
- A raked VJ-lined ceiling soars up to 4m (approx.) in the spacious kitchen, living and dining zone before connecting with an expansive entertaining terrace
- Light-filled media room with integrated cabinetry and sensational skyline views
- Spacious, stylish master suite enhanced by integrated cabinetry, dual walk-in robes behind barn door, and a luxe ensuite with full-height tiling, Kohler Smart Toilet, dual stone vanity and rain shower
- Bedroom/office with robe plus a separate powder room with Coway Smart Toilet
- Ground floor bedroom with built-in robe, serviced by a stylish bathroom with full-height tiling, heated towel rail and Coway Smart Toilet
- Flexible multipurpose room/guest retreat also downstairs, with a cleverly concealed Murphy Bed
- Vast, elevated alfresco entertaining terrace overlooking Main River, includes electric blinds
- Covered alfresco patio with herringbone-patterned tiling, flows onto a large backyard
- 17m direct Main River frontage, wide sandy beach and pontoon
- Enchanting entry, palm-tree-lined pathways wrap around a central and lush courtyard
- Garage with epoxy floors, lockable storage, workshop and car hoist
- Large laundry includes ample storage and a Miele washer and dryer
- Sleek LED integrated ceiling lights

- Ducted air-conditioning and Haiku ceiling fans
- Somfy internal electric blinds and automated external louvres
- Aboriginal artwork etched on the garage door and glass front door
- Peace of mind with gated keypad entry, Hikvision video intercom, Crimsafe screens and security alarm

Prestigiously placed in tightly-held Budds Beach, the best of both worlds awaits. Savour peace and privacy in an exclusive enclave, while also enjoying close proximity to Surfers Paradise beaches, bars, entertainment and eateries. Closer to home, stroll 300m to Bumbles Café for your morning coffee, a delicious meal or sunset cocktails. Picturesque Budds Beach Reserve is just a short stroll away too, providing a beautiful spot for a waterside picnic or kids to play.

Don't miss out on this exceptional opportunity for effortless Main River living. Don't delay, contact Michael Kollosche on 04111 888 15, Matthew Follent on 0402 251 527 or Marco De Vincentiis on 0433 112 260 today.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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