

41 Martingale Circuit, Clear Island Waters, Qld 4226

House For Sale

Tuesday, 25 June 2024

41 Martingale Circuit, Clear Island Waters, Qld 4226

Bedrooms: 4

Bathrooms: 2

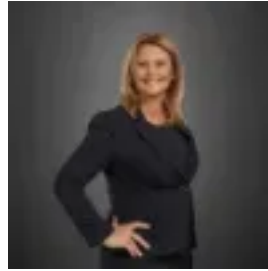
Parkings: 4

Area: 570 m2

Type: House



Paulette Koriacos
0755551600



Nat King
0755551600

Auction

Auction On-Site 11:30AM 19th July if not sold before! Welcome to 41 Martingale Circuit, Clear Island Waters QLD, 4226. A stunning haven of tranquility and elegance, this home, nestled within the prestigious Moorings Islands, offers an impressive 570m² of luxury single level living designed with an easy lifestyle living in mind, the home offers a profound sense of tranquillity from the moment you step inside the door with its soaring ceilings giving you a sense of grandeur that offers you the aura of the home that comforts you. This well-appointed home has everything you would expect from a 4-bedroom, 2-bathroom home with two separate living spaces, a central gourmet kitchen, huge outdoor entertaining space, saltwater pool, and a fully fenced block featuring mature minimal maintenance gardens and double garage. The master suite boasts a generously sized his and hers walk-in robe and a luxurious ensuite with double vanities. Enjoy sweeping views of the pool and the soothing sounds of the waterfall, making it the perfect retreat to unwind at the end of each day. The gourmet kitchen is the heart of the home with an abundance of quality cabinetry, boasting granite benchtops and soft-closing drawers, top of the range appliances and a large island bench providing the place for all to gather. Dinner is best served alfresco style on the supersized outdoor tropical entertaining area, wrapped around a stunning saltwater pool featuring a waterfall that glistens in the sunshine, this extensively roofed alfresco pavilion spoils you with multiple areas to gather with guests, as well as plenty of spots to unwind with a good book and savour your own private oasis. Additional features of the home include a spacious family room, an additional open plan living and dining zone, built-in robes in all bedrooms, security screens and doors throughout, a solar light system in the ensuite walk in robe, ceiling fans in every room, a large laundry with ample storage, and a double lockup garage with secure parking for two cars on the driveway. There are also 20 solar panels and an inverter to ensure energy efficiency. Properties are often tightly held in this exclusive Clear Island Waters enclave, so when they come on the market they do not last long. Don't miss this rare, golden opportunity to secure a unique home of flawless quality. These sellers are committed to achieving a sale, this property will be sold! Contact Paulette 0456 778 678 or Nat 0403 042 677 for more information about this exceptional home.

A Symphony of Features:

- 570m² of luxury single level living, with 4 bedrooms, 2 bathrooms, 4 car parking
- Gourmet kitchen with quality appliances, plenty of storage, granite benchtops, soft-closing drawers
- Spacious family room with additional second open plan living and dining zone that flows onto an all-weather alfresco pavilion
- Four bedrooms, all have built-in robes, serviced by a large bathroom
- Sophisticated and spacious master suite with ensuite, large walk-in robe, with serene pool views
- Solar light system in the hallway and walk-in robe
- Large laundry with ample storage space
- Floating timber floors in the living area
- Ducted reverse-cycle air-conditioning plus split system air conditioners, ceiling fans throughout
- Supersized, covered alfresco pavilion with plenty of space to host guests
- Sparkling swimming pool, manicured lawns, low-maintenance landscaping
- Security screens and doors throughout
- Double lockup garage with secure parking for two cars on the driveway
- Gate with intercom, electric garage, fully insulated garage door
- 2 x 2,500 litre water tanks with pressure pump
- Garden shed with power and light
- 20 solar panels (5kW) and an inverter - terrific savings!
- 5km from upscale Pacific Fair, 6km from golden beaches
- Easy access to M1, Q Supercentre, Robina Town Centre and elite Gold Coast schools
- Water Rates \$1,500.00 per year approx.
- Council Rates \$2,606.00 per year approx.

Situated on one of the most prestigious streets in "The Moorings Islands" take advantage of being just 5km from the upscale shopping, dining and leisure precinct, Pacific Fair, with golden beaches 6km from your front door. Closer to home, stock up on supplies at Q Supercentre, 2km away, with some of the Gold Coast's finest schools also within easy reach. Elite schools including All Saints Anglican School, Somerset College, and St Vincent's Primary School are all within a close proximity.

Disclaimer: Amir Prestige Group makes no representation, warranty, or guaranty as to accuracy of any data contained herein and advises interested parties to confirm all information before making any purchase decision. All information provided has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice.