

# 53-63 Aurora Place, Valdora, Qld 4561

## House For Sale

Friday, 26 January 2024

53-63 Aurora Place, Valdora, Qld 4561

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 7**

**Area: 2 m2**

**Type: House**



Jonathan Clare

0434552025

**\$2,850,000**

Tucked away at the end of an exclusive cul-de-sac in a dress circle acreage belt, is this architecturally designed multilevel residence, occupying a private and leafy 5.6 acres. Perfectly positioned to maximise elevation, north-easterly aspect, natural light, cooling breezes, and spectacular panoramic coast and hinterland views from every angle. Across three levels, the home comprises formal entry foyer, five bedrooms, four bathrooms + powder room, three separate living areas, expansive decking, premium kitchen with high-end appliances and walk-in pantry, study nook, gym, family-sized laundry, and internal garaging for four vehicles; at over 600m<sup>2</sup> this is an extensive residence that is grand in both design and scale. With towering ceilings, hardwood timber flooring in main living and kitchen, electric internal and external blinds, a combination of zoned ducted air-conditioning and split systems, electric 3-person wheel chair friendly elevator, near-new TREX composite decking, outdoor kitchen, 15kW solar with two Tesla batteries, and the piece de resistance – a stunning infinity style 20m heated saltwater lap pool with spa; these are just some of the extensive suite of features that enhance comfort, value and appeal in this luxury offering. The floor plan offers exceptional versatility and design excellence – four of the five bedrooms are ensuited, the sumptuous master bedroom has its own private sitting room and showcases breathtaking views of Mount Coolum and beyond. The lower level is currently set up as a successful working art studio and gallery; there is clear potential to create dual living for the extended family, or an alternate business space-with kitchenette and its own entrance. The addition of the lift ensures this property caters for all ages and stages of life. As impressive as the house is, the infrastructure on the property is also first-class – with a drive-through 3-bay shed with workshop, an unrivalled 168,000-litres of triple UV filtered water, irrigation system, biocycle treatment plant, and electronic gated entry. Featuring four acres of lush native forest, complete with engineered walking trails and accessible by ATV. Landscape architects have created a seamless transition to the terraced fully fenced and gated yard areas – ideal for children and pets to safely play outdoors. With views of Mount Coolum, Mount Ninderry, and Mount Cooroy – sweeping across lush green farmland to the ocean, this is the very best of both worlds from mountain to the sea. Coolum Beach is just 15-minute drive, it's only 8-minutes to Coolum Christian College, 10 minutes to motorway access, 20 minutes to the airport, and 11 minutes to the delightful historic railway town of Yandina. Buyers in the prestige acreage market will find this is an absolute stand-out; it truly is the complete lifestyle property with something-and more, for all.

**WHAT WE LOVE**

- Architecturally designed multilevel home on 5.6 acres
- Elevated – stunning views, prized north-east aspect
- 5 bedrooms, 4 bathrooms, 3 separate living + gym
- Quality kitchen with high-end near new appliances
- Expansive TREX composite decking with 25-year warranty
- 3-person wheelchair friendly internal electric lift
- Stunning 20m saltwater lap pool & spa with views
- Zoned ducted A/C + split system x 2, high ceilings, fans
- Mountain & coastal vista showcased to perfection
- 4 car internal garaging + 3-bay drive-thru shed
- 15kW solar power with 2 x Fronius inverters and 2 x tesla batteries
- 3 Phase power, auxiliary power to pumps and solar lights
- 168,000-litres of UV triple filtered water over 5 tanks
- Manicured landscaped gardens with prolific vegetables
- 4 acres of native forest with engineered walking trails
- Quiet, dress-circle enclave, end of cul-de-sac
- 15 mins to beach, quick easy access to motorway
- Best of both worlds: country to coast, outstanding!