

**53 Eagle Beach Parade, Dundowran Beach, Qld 4655**

**PRIME**AGENTS

## House For Sale

Friday, 5 July 2024

53 Eagle Beach Parade, Dundowran Beach, Qld 4655

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2051 m2**

**Type: House**



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**\$1,650,000**

There is no finer feeling than meeting Mother Nature at her front door. Positioned in one of Dundowran Beach's most desirable addresses privy to only a select few, absolute beachfront front and exclusive beach access prevail here at this elite coastal property, steps from the sand. Designed to optimize privacy within its prestigious placement, this beautifully maintained contemporary home bunkers quietly at one within the surrounding native landscape, inducing an unrivalled feeling of serenity, and confidence in knowing that dreams do come true. Crafted with meticulous attention to detail, this spacious, well-maintained home exudes sophistication and style. High ceilings and expansive windows flood the interiors with natural light, inviting ocean breezes and showcasing the verdant landscape. The expansive tiled open-plan living area seamlessly integrates with the well-appointed kitchen, featuring a walk-in pantry, stone benchtops, and ample space for culinary creations. This space connects effortlessly to the covered outdoor alfresco area, complete with a built-in BBQ. It's the perfect place to host family and friends or enjoy a serene Sunday breakfast after an early morning stroll or dip. The master suite is a true retreat, offering private access to the alfresco area where you can enjoy your morning coffee or watch the full moon rise over the ocean. It includes a walk-through robe and a contemporary ensuite. An additional three spacious bedrooms, a guest bathroom, a media room, and a functional laundry complete this family-friendly floor plan. Just a few steps past the back gate lies a pathway leading to the sandy shores of Dundowran Beach, offering beach access that perfectly complements the home's waterfront allure. Whether you're walking the four-legged family members, taking a stroll to watch the sunsets or sunrise, or enjoying a quick dip to cool off, it's all right at your doorstep. Equally inviting is the massive four-bay shed, offering approximately 120m<sup>2</sup> under the roof. This spacious structure includes a bay with a shower, toilet, and kitchenette, providing ample room to tinker and store all of your extra toys. While all situated on a low maintenance fully fenced 1/2 acre block. This address is not merely a home; it's a sanctuary for those who demand an unrivalled waterfront haven in the most desirable locations.

Things we love about 53 Eagle Beach Parade:- Spacious master with access to alfresco area, walk in robe and ensuite with double basins, walk-in shower and separate toilet- Additional three guest bedrooms all with built in robes, fans- Modern kitchen with stone bench tops, dishwasher and walk in pantry- Fully Insulated media room- Open plan, air conditioned, tiled living/dining/family room with large sliding doors onto outdoor entertaining area- Guest bathroom with separate powder room- Great sized laundry with ample bench and storage space- Massive 120m<sup>2</sup> (16 x7.5m) shed with kitchenette, toilet and shower in 1 bay, 3 Panelift Doors, 4th bay is open carport.- Remote electric front gate, full concrete driveway- Double remote garage with epoxy floor and internal access- Fully fenced, low maintenance 2051m<sup>2</sup> block with direct beach access - Free standing gazebo on concrete slab- 45,000 litre Rainwater Tanks- Bore and established fruit trees