

**12 Topsails Place, Noosaville, QLD, 4566**



**House For Sale**

Friday, 15 November 2024

**12 Topsails Place, Noosaville, QLD, 4566**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tiffany Wilson  
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## Luxury & Privacy Enhance The Art of Waterfront Living

It is intriguing from the cul de sac with its lush landscaping and imposing timber gate, but behind the public persona, a walkway enhanced by a lush tropical garden with a chic cabana centrepiece, reveals itself as ostensibly a private and serene sanctuary.

At the travertine-framed entry, push open the statement white timber and glass paned pivot door and the substantial residence teases with idiosyncratic contemporary design, juxtapositioned against innate sensibility as it scales the heights of delectability.

Look ahead. Admire seemingly endless beautiful blackbutt flooring, while spatial interest is achieved in the voluminous high-ceilinged living spaces, which completely fan out and exceed the entire width of the residence.

The main living area with custom cabinetry, fireplace and picture window on the west wall, plus the dining and casual living areas are defined by angular walls of slide-away glass, ensuring each benefits from visions of water. They also blur the lines between indoors and out, extending in an epic way to an alfresco undercover entertaining terrace which abuts a travertine-edged shimmering pool.

Sigh as you drink in the spectacular idyllically north-facing view of the wide lustrous waterway. Then take a few steps across the lawn area to the 20-metre waterfront where adorning the revetment wall is a L-shaped jetty. Boating and fishing enthusiasts will think they are in holiday heaven every day, knowing access to the Noosa River and Lake Cootharaba is via the residents-only private lock and weir system. Ditto kayakers and seekers of perfect sunsets whilst sipping sundowners.

Designed to suit any culinary superstar is the L-shaped kitchen with butler's- style pantry, also every accoutrement on the wish-list of an entertainer. It comprises white stone-topped cabinetry including island breakfast bar, top of the range appliances including an integrated icemaker fridge and two dishwashers, also the very on-trend Zip Hydrotap.

Contemporary and tasteful interior styling continues in the five bedrooms with two carpeted upstairs either side of the mezzanine/hallway, both north-facing with walk-in robes and ensuite bathrooms.

In the premier suite retreat with custom timber bedhead, there are engaging views along waterways from bed, also when enjoying a morning cuppa on the terrace. The ensuite with natural hued travertine, has a white stone topped double basin cabinetry, also separate shower and toilet. Similarly appointed is the second generous bedroom on this level.

Dreamtime continues downstairs in the south wing, where the three bedrooms have built-in robes, and the bathroom has white stone topped single basin cabinetry as well as a free-standing bathtub.

The two-car garage has a store area and internal access, and the travertine-tiled laundry has plenty of storage and access to the drying area.

"This is an impeccably well-appointed lair of contemporary understated elegance," comment Tom Offermann Real Estate agents Adam Offermann and Tiffany Wilson, who have slated the residence for auction on Friday 13 December 2024. "It is a perfect example of designing for memorable moments.

"Savour the good life with an envy inducing residence in Noosa Waters, a prestige estate known nationally as one of Australia's premier housing precincts because of its high calibre residences, award-winning designs, and deep-water frontages.

"Pride of ownership is evident throughout with manicured gardens, streetscapes and parks, tantamount to a prevailing overtone of community, family safety and security. You will love it."

12 Topsails Place, Noosaville/ Noosa Waters  
Bedrooms 5 | Bathrooms 3 | Car 2 | Pool  
Auction: Friday 13 December 2024 2pm

Facts & Features:

- Land Area: 830m<sup>2</sup>
- Internal Area: 373m<sup>2</sup>
- External Area: 74m<sup>2</sup>
- Waterfront & Jetty; 19.8m North aspect; A rare long wide view of waterway; Sunbathed position for all year round living.
- Pool & Terrace: 9.7mx4m travertine edge; undercover main terrace + lawn to revetment wall w glass fencing to water/canal
- About: Designed by Paul Clout and reinvented by Tim Ditchfield; Immaculately presented; massive white timber & glass paned pivot door, louvres either side; entry foyer w clerestory height void; polished blackbutt flooring; ducted air/fan; living & dining areas custom cabinetry, fireplace & picture window; areas defined by angles & sliding away doors; terraces incl alfresco entertaining space poolside; 5 bedrooms; 2 carpeted on 1st floor either side of mezzanine/hallway, both north-facing w WIRs & ensuites; premier king suite retreat w terrace & north views of waterways; custom timber bedhead; ensuite w natural hued travertine, white stone topped double basin cabinetry & sep shower & toilet; 3 ground level w timber floors, BIRs & bathroom w white stone topped single basin cabinetry & free-standing bathtub; 2-car garage w store & internal access; laundry w travertine tiles, plenty of storage & drying area access
- Kitchen: L shape w white stone & 2-pac cabinetry incl 3m island breakfast bar & large butlers pantry; Miele integrated fridge/freezer/icemaker & Miele dishwasher + F&P dishwasher; Bosch cooktop; Siemens oven; Sharp micro; 2 sinks; Zip Hydrotap; 3x cylindrical pendants
- External: nature strip w Poinciana; front garden w palms, strelitzias, bromeliads, maintenance-free lawn, rock & garden art features, 3.1mx4.5m timber decked cabana + foxtail palms at travertine entry feature; fully fenced
- Location: Noosa Waters estate; quiet cul de sac; close to numerous parks, surrounded by walking/cycle tracks; close to Gibson Road precinct + Noosa Village Shopping Centre; few minutes more to Gympie Terrace & Noosa River foreshore; transport links nearby + Noosa Civic Shopping Centre, public/private schools, sporting fields & Noosa Leisure Centre; 10 minutes to Noosa Main Beach; Everglades and Lake Cootharaba via the Noosa Waters' residents-only lock and weir system