

**36 Tallara Street, Coombabah, Qld 4216**

**House For Sale**

Thursday, 9 January 2025



36 Tallara Street, Coombabah, Qld 4216

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 506 m2**

**Type: House**



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## JUST LISTED

A STUNNING ARCHITECTURAL DESIGN FOR THE LARGEST OF FAMILIES A sudden change in the owner's work commitments presents you the rare opportunity to secure this beautifully designed bespoke home of well over 40 Squares Ideally located on the very border of the prestigious suburb of Paradise Point, this secluded riverside pocket of Coombabah, won't remain a secret for long. Being only 1 street back from the river, near the end of a quiet cul-de-sac, this PRISTINE home presents the best in high-end quality and family friendly lifestyle. Featuring 5 super sized bedrooms, (wait till you see the GRAND Master Suite), living rooms both up and downstairs, a commercial sized "CHEF'S DREAM" kitchen with a butler's pantry & a FEATURES LIST that will impress the most fastidious of buyers ..... YOU

**!DOWNSTAIRS:** • Smart-Lock keyless front door • Grand front entrance • 2.7m ceilings • Engineered spotted gum timber flooring • Stunning exposed brick feature walls • Architecturally designed staircase • A large guest suite with Fans and ducted air in all rooms • built-in robe fitted with shelves, draws & plenty of hanging space • luxury ensuite complete with rain shower head • Functional laundry with ample storage and a chute from the upstairs bathroom • Separate powder room • Office space with rustic barn door • Open plan living and dining areas • Large gourmet kitchen with huge stone island bench & breakfast bar containing concealed storage cupboards • A lighting bonanza with full LED 's, dimmer pendant & feature entrance chandelier • Six-burner Smeg gas stove • Near-new "Silence Plus" Bosch dishwasher • Subway tiles in both kitchen & laundry • Plumbed wide fridge space for water & ice lovers • Butlers' pantry with additional sink • Large real-brick open fireplace & exposed steel beams add to the stand-out features

**UPSTAIRS:** • Spacious second living area or kid's playroom; • 3 over-sized bedrooms, ceiling fans & fitted-out built in wardrobes; • Huge master suite with views of the Coomera River containing; • A large walk-in wardrobe fitted with drawers, shelves, hanging space and storage; • Large private retreat area • The opulent master bathroom features: • free-standing egg bath & separate toilet • dual shower heads plus dual rain shower • dual basin vanity • floor to ceiling tiles • The main bathroom has a rain shower, bath, laundry chute, & a separate toilet

**OTHER FEATURES:** • Fully Ducted Fujitsu 8 Zoned Air Conditioning will keep you Cool • Tesla wall charger with separate power board allowing easy addition of a second charger in the future • 6kw solar system with professional bird-proofing fitted • Security screens throughout as well as Key-lock windows & doors • 4 hard-wired Swan security cameras • Sparkling heated saltwater pool with quality travertine surrounds & lighting • Outdoor rain shower • Large alfresco dining area with built in near-new barbecue • Double carport, Drive through double car garage with huge mezzanine storage • Secure private space for trailer, jetski, or boat • Purpose-built storage area for firewood • Two instantaneous gas hot water systems • Front fence with double-gates to allow easy access • Low-maintenance secured yard with grassed area for kids & pets to play

Love the home ... Love the location! Short distance to; • The Paradise Point Village & beach with its hip Cafes & restaurants • Local Shopping Village has cafe, doctor, pharmacy, IGA, bakery, hairdressers & Vet • Both Runaway Bay Shops & Harbourn town's majestic Eateries/Outlets • Various nature Parks for recreational therapy as well as the river walks • The highly acclaimed Runaway Bay Sports Centre • Bus stop close by gives you easy access to Southport to Runaway Bay, Paradise Point & The Broadwater

Short Drive to; • The Gold Coast New Hospital and Griffith University • Both State and Private Schools • The magical Broadwater and it's nautical allure • The Runaway Bay Marina precinct • The Southport CBD and Chinatown • The light rail extension through to Helensvale • Sanctuary Cove & Hope Island with their 3 Championship Golf Courses and Eateries

This is certainly one of the area's finest examples of size, design & function - fall in love and make it yours! Contact Wayne or Patrick today to discuss or view open home times

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.