

9 Sable Court, Parrearra, QLD, 4575



House For Sale

Thursday, 28 November 2024

9 Sable Court, Parrearra, QLD, 4575

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



CRAIG MORRISON

0407142027

North-East Facing Waterfront Entertainer

Elegant waterfront living with a perfect north-easterly aspect and ocean access is on offer with the purchase of this stunning 2012-built custom-designed residence on a 798m² fully fenced block with 15.5-metre river frontage, in a coveted dress circle street on the northern side of Kawana Island, offered to the market for the first time.

Across an expansive single level covering approximately 385.6 square metres, the residence comprises formal entry portico into foyer with soaring ceiling, four bedrooms, two bathrooms plus powder room, study, sound-proof media room, children's activity room/MPR, open plan living and dining flowing out to east covered alfresco with sweeping views across Mooloolah River, second private courtyard area with heated pool and pergola, well equipped kitchen with walk-in pantry, separate laundry, and triple lock-up garage.

High-end fixtures and fittings are featured throughout, and original owners have impeccably maintained this luxury home and presentation is absolutely pristine inside and out. There is no immediate money needing to be spent internally or externally and the manicured gardens are also immaculate.

High ceilings, decorative cornices, ducted air-conditioning, quality window furnishings, bifold stacker doors to alfresco, stone benches, integrated Bosch dishwasher, 900mm Falcon oven with gas cooktop (6 months old), Epson projector in media room (6 months old), crimsafe screens, separate shower and bath in both bathrooms, solar hot water, solar power, 5,000-litre rainwater tank, outdoor shower, and exclusive pontoon – are among the suite of features that enhance value, comfort, and overall appeal.

The floor plan is well designed providing seamless integrated indoor/outdoor living, good separation and connectivity, and showcases the gorgeous sundrenched pool from the light-filled gallery, premier bedroom, and lounge – a splendid centrepiece of the home. With tall ceilings and abundant glass, the home is flooded with natural light and the sense of space is heightened.

Located at the end of a premium cul-de-sac accessed via an electronic gate; the setting is calming, peaceful, and desirable, this is blue-chip Island living indeed. Just footsteps to a pedestrian bridge to Minyama from where you can walk/cycle to Kawana Shoppingworld and ultimately the beach, 400-metres to the Kawana Island Dog Park, 1-kilometre to Double Bay dining precinct, and a 40-minute walk (or 13 minute cycle) to Mooloolaba; you can live a healthy, active lifestyle on land or on water.

Major amenities including shopping centres, hospitals, sporting/leisure facilities, schools, university, and the motorway are within a 5-10 minute driving radius, and it's 20 minutes to the Sunshine Coast airport for those interstate getaways.

Tightly held for all of the above reasons, this is waterfront living at its finest; invest in your very own slice of Kawana Island and embrace a coastal lifestyle of sunshine, sand, surf, boating, fishing, dining, relaxing, entertaining: everything!

Summary of Features:

- [x] Expansive single level waterfront residence on 798m²
- [x] Exclusive dress-circle pocket, 15.5 metre river frontage
- [x] Perfect north-easterly aspect & glorious wide water vista
- [x] 4 bedrooms, 2.5 bathrooms, study, multiple living areas
- [x] Elegant designer kitchen with WIP & high-end appliances
- [x] 2 alfresco entertaining zones – one with heated lap pool
- [x] High ceilings and premium fixtures/fittings throughout
- [x] Ducted A/C, fans, quality flooring & window furnishings
- [x] Solar power, solar hot water, 5,000-litre water tank
- [x] Electric gated entry, triple lock-up garage + onsite parking

- ❑ Powered pontoon to moor and launch your watercraft
- ❑ Prized deepwater access for ocean cruising & fishing
- ❑ Walk to all Island amenities + across bridge to Minyama
- ❑ Mins to beaches, schools, shopping, hospitals & university
- ❑ Original owners offering to market for the first time