



**SOLD**

**UNDER CONTRACT**

**Resort Style Living With Wide Water Outlook**

On entering this resort style home you are immediately embraced by a welcoming sense of light, space and tranquillity.

A superb offering in one of Benowa Waters most renowned streets of impressive homes, this single level 4 bedroom + study property presents a timeless tropical ambience on an 882m2 parcel of waterfront land with 21m of sandy beach, pontoon, and delightful views over a wide water inlet.

This distinctive low set home features 2 central pavilion living areas illuminated with natural light emanating from windows wrapping around the 4.3m vaulted ceilings. Connected by a picturesque breezeway, these central pavilions form the heart of this architecturally designed residence, and create an impressive conduit from the front of the property to the waterside entertaining areas.

Lush greenery intermingles with the interior spaces through large windows, perfectly integrating internal and external spaces. Alfresco entertaining decks form a further extension of the indoor spaces, delivering all-weather areas to lounge, dine and relax while overlooking the pool, tropical landscaping and tranquil waterfront.

This stunning property offers:

- Fully secure 882m2\* block on one of Benowa Waters' most prestigious streets.
- 21m\* of sandy beachfront embracing wide water views over a quiet inlet.
- Pontoon for watercraft with quick main river access.
- Undercover waterside entertaining deck, flanked by palms and enjoying panoramic water views.
- Large entertainer's kitchen with stone counter tops, quality appliances, large breakfast bar area, and in-built bar and wine storage.
- Pavilion style living areas encased with high windows, flooding natural light and cool breezes.
- Waterfront living area with wood fired fireplace and glass doors through to outdoor living.
- 4 bedrooms, 3 bathrooms.
- Air-conditioned Master Suite enjoying private poolside patio, pool and water views, large walk-in-robe and luxurious ensuite with spa bath and rainfall shower.

**4 BED | 3 BATH | 4 CAR**

**PRICE:**  
**\$1,420,000**

**OPEN FOR INSPECTION:**  
**N/A**



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22 Charolais Crescent  
**BENOWA WATERS**  
 Block Size 882m<sup>2</sup>

- 4 Bed + Office
- 3 Bath
- 2 Car + Jetski/Trailer

**FLOOR AREA SIZES**  
 Internal 352m<sup>2</sup>  
 Covered External Areas 56m<sup>2</sup>  
 Total 408m<sup>2</sup> or 44 Squares

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**puredesign** CONCEPTS **PLANS FOR PURPOSE**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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