



**SOLD**

## WOW... AMAZING OPPORTUNITY - CLASSIC ORIGINAL - 47 METRES OF SPECTACULAR EAST FACING POINT POSITION

Rarely do homes of this calibre and position become available. Perfectly located at the quiet end of a small cul-de-sac of prestige homes in sought after Benowa Waters, this generously proportioned home commands 47 metres of stunning east facing point position waterfront.

Enjoyed by the same owner for over 30 years and in perfect original condition this immaculate low set home was thoughtfully designed to embrace its premier location.

High ceilings throughout including a vaulted ceiling in the living room, large living and bedrooms and a practical open floorplan offers relaxed living with easy opportunity to modernize to create a spectacular luxury home.

Overlooking the waterside pool and entertaining areas and with uninterrupted views over the expansive canal, the kitchen is central to the multiple living areas which all open out to embrace the outdoor entertaining areas and water vistas. The formal lounge enjoys an open fireplace, and the casual living area features a wet bar.

The master suite offers a peaceful escape with sliding doors inviting skyline and water views, his and hers walk in wardrobes, and a generous ensuite with double vanities, bath and private wc. All bedrooms are generously proportioned and have ceiling fans, large windows, and ducted air-conditioning.

Loaded with valuable extras this quality property includes the following:

- 1,171\* m2 of prime east aspect point position waterfront land with skyline views
- 47 metres\* of sandy shoreline
- Keenly located in a quiet cul-de-sac street of prestige properties
- Architecturally designed home in immaculate original condition
- 4 generous bedrooms with 4th bedroom suitable for study or home office
- Expansive master suite with his and hers walk in robes, large ensuite, waterside bath, and direct access to poolside living area

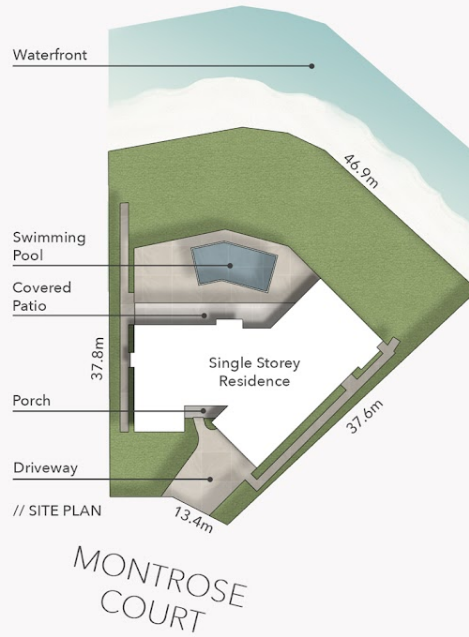
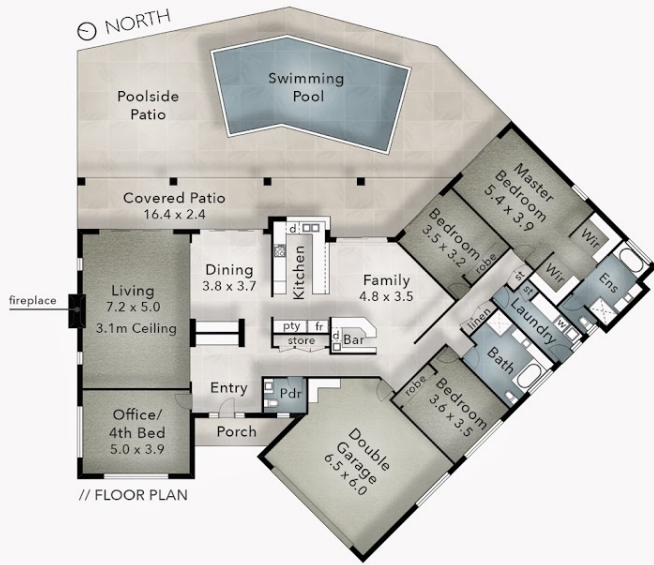
**4 BED | 2 BATH | 0 CAR**

PRICE:  
**\$1,400,000**

OPEN FOR INSPECTION:  
N/A



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11 Montrose Court  
**BENOWA WATERS**  
 Block Size 1,171m<sup>2</sup>

- 4 Bed
- 2 Bath + Powder Room
- 2 Car

**FLOOR AREA SIZES**

Internal 297m<sup>2</sup>  
 Covered Patio & Porch 44m<sup>2</sup>  
 Total 341m<sup>2</sup> or 37 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.