

# FOR SALE

## A PRIVATE ARCHITECTURAL SANCTUARY WITH PANORAMIC WATERFRONT VIEWS

### WATERFRONT PREMIUM POSITION

Elevated high above the shoreline and oriented to the north, this remarkable architect-designed residence commands uninterrupted water views across the bay, past Goat Island and onward to the white sands of Moreton Island. Designed to conceal itself from the street, the home unfolds into a refined waterfront sanctuary once inside.

Spanning over 300 square metres under the main roof, the residence offers expansive single-level living, sophisticated finishes, and a masterful balance of luxury and passive design. A dramatic single raking roof rises toward the main living zones, reaching 3.5 metres at the waterfront deck, allowing warm air to escape naturally and minimising the need for artificial heating and cooling.

### REFINED LIVING SPACES

The open-plan Lounge, Family, and Kitchen areas are bathed in natural northern light, with ceilings exceeding three metres and full-height glazing that frames the ever-changing bay views. The designer kitchen is both elegant and functional, featuring premium granite benchtops, a striking 3m x 1m island, and a waterfall stone feature displaying pearlescent gold and blue highlights. The benchtop flows seamlessly to the outdoor BBQ on the main deck, creating a perfect setting for entertaining.

### PRIVATE ACCOMMODATION

The Master Suite enjoys sunrise views through the eastern deck and includes a luxurious travertine-lined ensuite with water views, heated towel rail, and a generous walk-in shower. A substantial wardrobe and storage zone with operable windows provides excellent cross-ventilation.

The second bedroom is exceptionally spacious at 5.5 metres long, comfortably accommodating family and guests.

### OUTDOOR LIVING

A 10.5m x 4.0m main deck stretches along the waterfront side of the home, offering breathtaking views across the bay and main channel. Café-style drop-down screens and an oversized deck fan ensure year-round comfort, while the eastern deck provides a cool, private retreat.

2 BED | 2 BATH | 3 CAR

### PRICE:

\$1,200,000

### OPEN FOR INSPECTION:

N/A

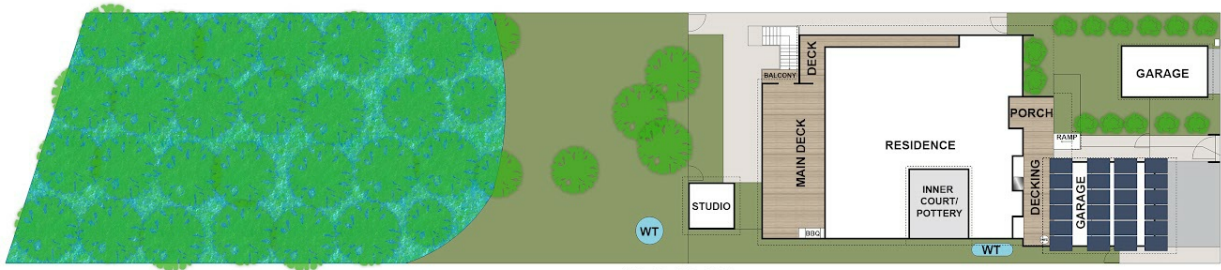


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SITE PLAN



Approx Sqm  
 Inside Areas - 153.9 Sqm  
 Outside Areas - 175.8 Sqm  
 The Total Areas - 329.7 Sqm



42 Timothy Street, Macleay Island

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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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