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"Timeless Elegance, Unquestionable Splendour"



4  2  2  1  1166 m²

Property Overview

“Create your dream, Live your dream...”

With the owners downsizing, now is the time to secure your own well-appointed, meticulously maintained, classic Roman villa style home on the main river, just minutes from the Gold Coast Turf Club and Benowa Gardens Shopping Village.

Welcoming your guests through double doors into a light-filled, marble floored, grand atrium, complete with chandelier, feature columns and timber detailing will certainly be a delight. Offering quality finishes throughout and sprawling, panoramic views to the river through floor to ceiling windows, this air-conditioned family home won't be on the market for long.

A home of this stature will appease even the most fastidious buyer, offering the security of an alarm and monitoring system, the convenience of a vacuum maid, double garage, ample storage and undercover drying court and the luxury of a formal lounge, formal dining, in-ground pool, private jetty, Italian terracotta tiled roof and landscaped gardens.

With floor to ceiling views, this prestigious Benowa Waters property allows you to enjoy a stunning outlook from your lounge, kitchen and master bedroom across calm, picturesque waters, taking in a warm afternoon sunset and a welcome breeze.

With a total living space of 421.96m² including a large, undercover entertainment area overlooking the pool to the river, this elegant home includes four bedrooms, all with built-in cupboard space (WIR in master), three bathrooms (spa bath in main), external electric blinds, fully fenced back yard and high ceilings throughout, all set amongst well-established, beautifully landscaped and impeccably-maintained gardens.

With nothing to do except move in and enjoy, this beautifully maintained, elegantly appointed family home, allows you the privilege of living an enviable lifestyle in a desired location, easily accessible to everything the Gold Coast has to offer.

Are you ready to enjoy an enviable lifestyle? Contact us today.

**View as advertised or by
appointment
Auction: On site
3rd September 2016 at 11:00am**



“Beautiful Symmetry”



“The Heart of the Home”



“Classic Comfort”



“The Ultimate Retreat”



“Entertaining in Style”

Property specifications

- Four bedrooms (all with built-in cupboards)
- Three bathrooms (marble bench top and tiling)
- Timber kitchen with granite bench top
- Ducted air conditioning
- Vacuum maid
- Water tanks (7250 litres in total)
- Private jetty (ocean access)
- Block size 1166m²
- River frontage 23.5m
- Industrial security system (with panic alarm)
- Marble flooring throughout
- Decorative cornices
- Feature columns
- Wall niches
- Feature lighting
- Timber skirting and dado rails
- Solid timber doors throughout
- Glass pool fencing
- Fully fenced back yard
- Wool R 30 insulation

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“Graceful Waterfront Style”





Seller's Insights

"Dining and entertaining at the pool with the view overlooking the river makes you appreciate life."

"Waking up in the master bedroom you see through the big panorama window, the property, the water, and the boat."

"The location is literally incredible with a shopping centre, restaurants, cafes, the Pindara Private Hospital, medial centres, schools for every age and all these only minutes away."

Market Analysis

85 Sir Bruce Small Boulevard

\$1,815,000

🏠 918m²

🤝 08/07/2006

4 🛏 4 🚿 3 🚗



7 Sir Bruce Small Boulevard

\$1,750,000

🏠 1025m²

🤝 11/07/2008

4 🛏 4 🚿 3 🚗



25 Sir Bruce Small Boulevard

\$2,050,000

🏠 985m²

🤝 9/5/2016

5 🛏 5 🚿 3 🚗



97 Sir Bruce Small Boulevard

\$2,100,000

🏠 881m²

🤝 17/05/2016

4 🛏 4 🚿 3 🚗



65 Sir Bruce Small Boulevard

\$2,550,000

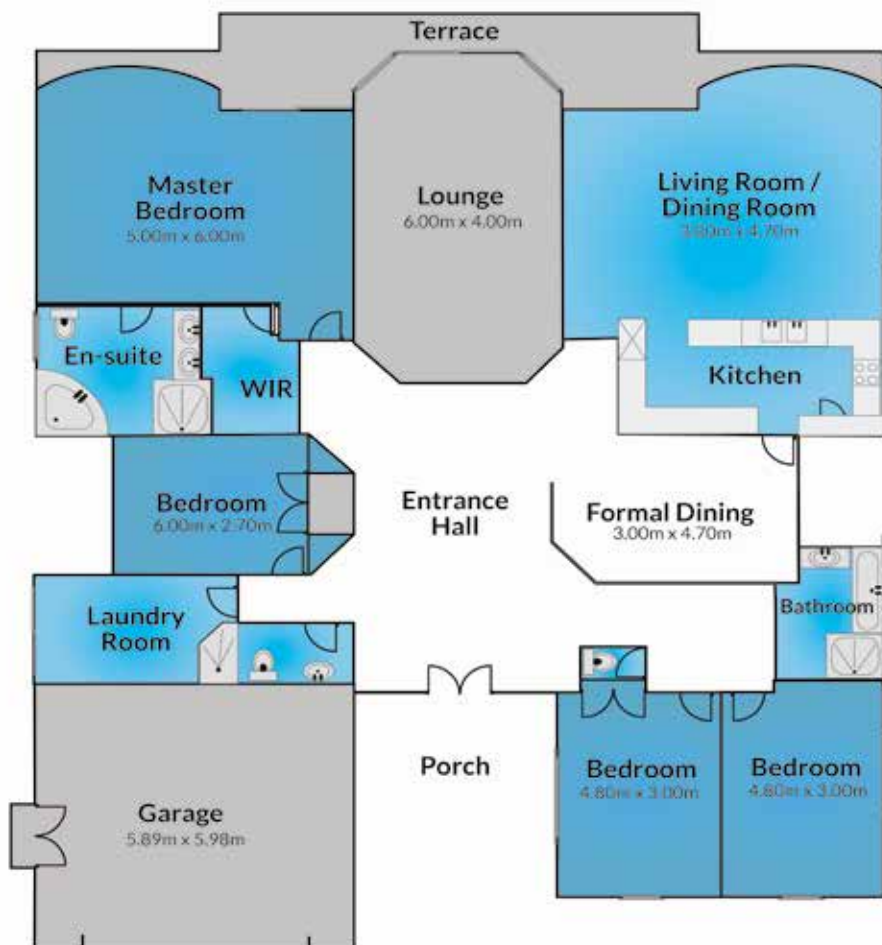
🏠 907m²

🤝 15/02/2016

4 🛏 4 🚿 4 🚗



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



Land Size: 1166m²

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*Floor and site plans are for illustration purposes only

Suburb Profile

Benowa is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach.

A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private).

There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella.

Benowa is home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's and dog off leash areas.

Settlement of Benowa dates from the late 1860s, with land used mainly for sugar cane growing, timber-getting and farming. Population was minimal until the 1970s. Significant development occurred from 1976, with rapid growth during the late 1970s and 1980s. Gradual growth continued from the early 1990s, as new dwellings continued to be added to the area.

Benowa is named from an Aboriginal word meaning "red bloodwood tree".





M-MOTION

'Real Estate's New Generation'



YIDAN XI

0451 223 056

yidan.xi@m-motion.com.au

YidanXi.com

MICHAEL MAHON

0414 275 272

Michael@m-motion.com.au

MichaelMahon.com.au

1300 MY SUCCESS
m-motion.com.au