



# M-MOTION

'Real Estate's New Generation'



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The Feeling of 'Home'...



4 2.5 2+



630m<sup>2</sup>

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16 Arbutnot Parade, Benowa

# Property Overview

## The Feeling of 'Home'

The charm, the elegance and the style of this home are clear to the discerning eye. Situated on a generous 630m<sup>2</sup> block in the highly sought after Benowa Waters, this is prime position!

It's quiet, it's serene and it's safe. With intercom and security entry, this single level home is a true sanctuary. Boasting three spacious bedrooms plus a study, two-and-a-half bathrooms and a double carport with potential for an additional double lock-up garage, there is plenty of room for the growing family.

The warmth of beautiful hardwood timber floors welcomes you in, and a sundrenched open plan living area immediately brightens your day. Your kitchen is chic, flaunting stone benchtops, gas cooking and fabulous glass splashbacks.

Stunning cedar timber doors open to integrate the interior with your outdoor entertaining area, taking full advantage of this north east to rear perspective, creating a home to be enjoyed all year round.

With green space for the avid gardener, fruit trees will relish in this perfect sub-tropical climate. Meanwhile, your pool will cool those summer mornings or slow down and put to rest a busy day.... this really is a property where calm flourishes.

This is the one, this is the time... your time.

View as advertised or by appointment  
Auction: On site | Saturday, 22nd Oct 2022 at 1:00pm





"Food, Fun & Flavour"



"Warm Welcome"



"Elegance & Class"



"Intimate Gatherings"



"Weekend Escape"

# "Prestigious Benowa"



Surfers Paradise





## Property Specifications

- Positioned on a Generous 630m<sup>2</sup> Block
- Centrally Located in Sought After Benowa Waters
- North East to Rear Perspective
- Securely Fenced Property with Gated Security Entry
- Double Carport (Potential for Double Lock-Up Garage)
- In-Ground Sparkling Saltwater Pool
- Sundrenched Open Plan Living
- Floor to Ceiling Windows
- Hardwood Timber Floors Throughout
- Installed Ceiling Fans & Air-Conditioning Throughout
- 4 Bedrooms (3 Plus a Study) with Built-In Robes
- Master Bedroom with En-Suite & Built-In Robes
- Two-and-a-Half Bathrooms
- Multiple Living Areas
- Large, Modern Kitchen Flaunting Stone Bench Tops, Gas Cooking, Glass Splashbacks & a Breakfast Bar
- Private Outdoor Entertaining Area
- Large Sheltered Deck
- Bali Hut & Garden
- 5,000L Water Tank & Solar Panels  
Plenty of Storage
- Access to Great Schools & Pindara Medical Precinct
- Short Drive to Pacific Fair & Surfers Paradise Beach

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## Seller's Insights

"The convenience of this location is perfect, you'll enjoy the peaceful neighbourhood while being within minutes of everything the central Gold Coast has to offer."

"This is a safe neighbourhood, but the security and privacy of this home provides additional comfort."

"Everybody that comes to this home comments on its warm and welcoming feel, you will live this everyday!"



# Market Analysis

10 Solar Court, Benowa

Price: \$1,350,000  
Traded: 28 Jan 2022  
Size: 918m<sup>2</sup>  
4 bed, 2 bath, 2 car



15 Roderick Court, Benowa

Price: \$1,550,000  
Traded: 06 Feb 2022  
Size: 828m<sup>2</sup>  
4 bed, 2 bath, 4 car



3 Collins Crescent, Benowa

Price: \$1,250,000  
Traded: 27 Feb 2022  
Size: 726m<sup>2</sup>  
4 bed, 2 bath, 2 car



19 Kula Close, Benowa

Price: \$1,410,000  
Traded: 07 Feb 2022  
Size: 831m<sup>2</sup>  
5 bed, 3 bath, 6 car



7 Lambros Drive, Benowa


Price: \$1,320,000  
Traded: 28 April 2022  
Size: 640m<sup>2</sup>  
4 bed, 2 bath, 2 car



*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.*



Michael Mahon  
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16 Arbutnot Pde, Benowa   
Internal: 220 m<sup>2</sup> | External: 46 m<sup>2</sup> | Approx Total: 266 m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

"Private and Secure"

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## 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 only five short kilometres from the beach.

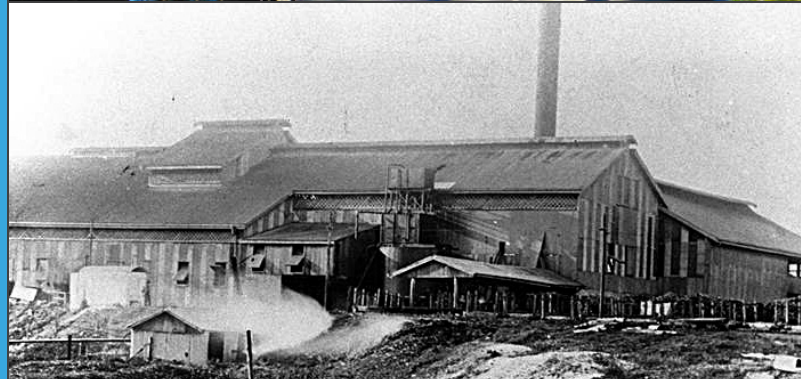
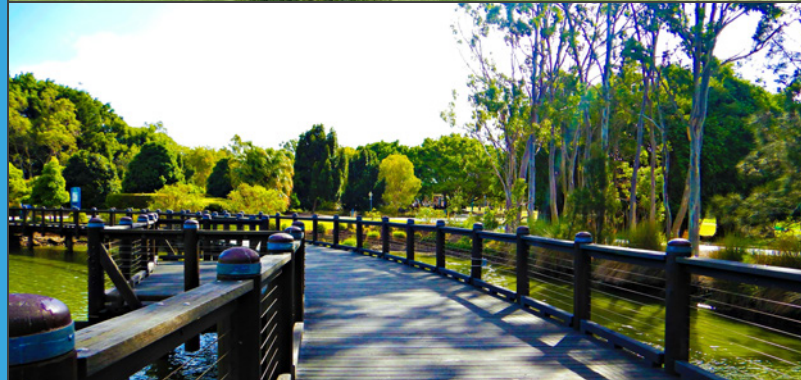
A popular choice for both families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three wonderful schools both public and private.

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 the home of Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQs, 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".





'Real Estate's New Generation'



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