M-MOTION

'Real Estate's New Generation'

A Property that offers so much more...

5 4 4 679m²

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41 Blair Athol Crescent, Sorrento

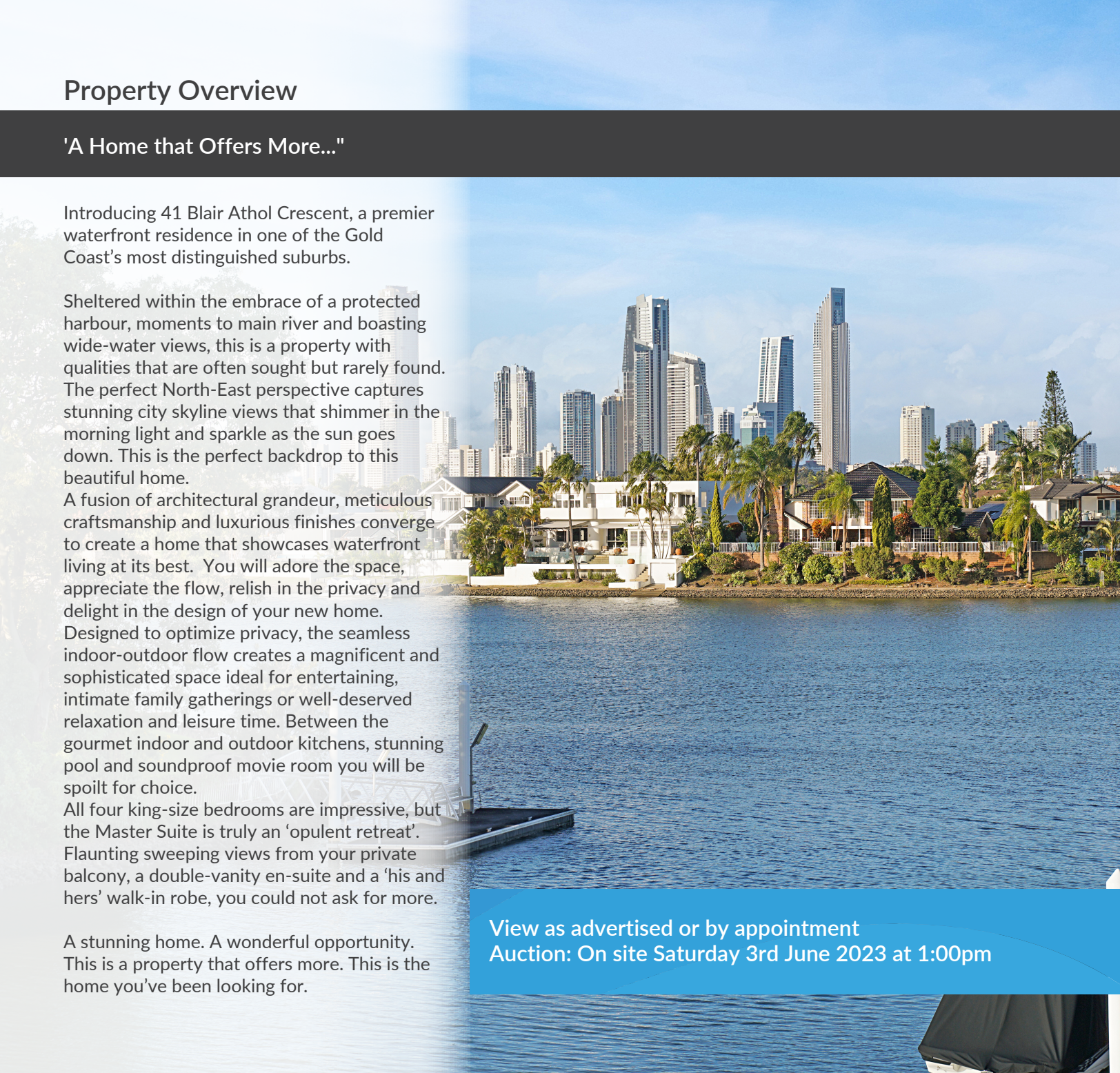
Property Overview

'A Home that Offers More..."

Introducing 41 Blair Athol Crescent, a premier waterfront residence in one of the Gold Coast's most distinguished suburbs.

Sheltered within the embrace of a protected harbour, moments to main river and boasting wide-water views, this is a property with qualities that are often sought but rarely found. The perfect North-East perspective captures stunning city skyline views that shimmer in the morning light and sparkle as the sun goes down. This is the perfect backdrop to this beautiful home.
A fusion of architectural grandeur, meticulous craftsmanship and luxurious finishes converge to create a home that showcases waterfront living at its best. You will adore the space, appreciate the flow, relish in the privacy and delight in the design of your new home.
Designed to optimize privacy, the seamless indoor-outdoor flow creates a magnificent and sophisticated space ideal for entertaining, intimate family gatherings or well-deserved relaxation and leisure time. Between the gourmet indoor and outdoor kitchens, stunning pool and soundproof movie room you will be spoilt for choice.
All four king-size bedrooms are impressive, but the Master Suite is truly an 'opulent retreat'. Flaunting sweeping views from your private balcony, a double-vanity en-suite and a 'his and hers' walk-in robe, you could not ask for more.

A stunning home. A wonderful opportunity. This is a property that offers more. This is the home you've been looking for.



View as advertised or by appointment
Auction: On site Saturday 3rd June 2023 at 1:00pm

"A better perspective"

"Take the time ..."

"A warm welcome"

"Fun, Flair & Flavour"

"Splash into spring"

"In the Heart of it all..."

Seller's Insights

The position of this waterfront block is unrivalled. You enjoy a perfect NE aspect, so you're protected from the Southerlies, and Westerlies. The sheltered inlet gives you wide-water views without the wash from passing boats.

You will love the outdoor entertaining area. Mornings are amazing, with stunning sunrises, gentle breezes and a cooked breakfast. At night, the city views inspire great times with family and friends.

You will absolutely love the Master Suite. This will be your own private get-away. Sit on your balcony and plan the day or reflect on all that is wonderful..

Market Analysis

22 Blair Athol Crescent, Bundall

Price: $3,600,000
Traded: 21 April 2022
Size: 975m²
5 bed, 3 bath, 3 car

42 Blair Athol Crescent, Bundall

Price: $3,168,000
Traded: 12 April 2022
Size: 1,313m²
4 bed, 2 bath, 2 car

57 Blair Athol Crescent, Bundall

Price: $3,450,000
Traded: 19 April 2022
Size: 935m²
4 bed, 3 bath, 3 car

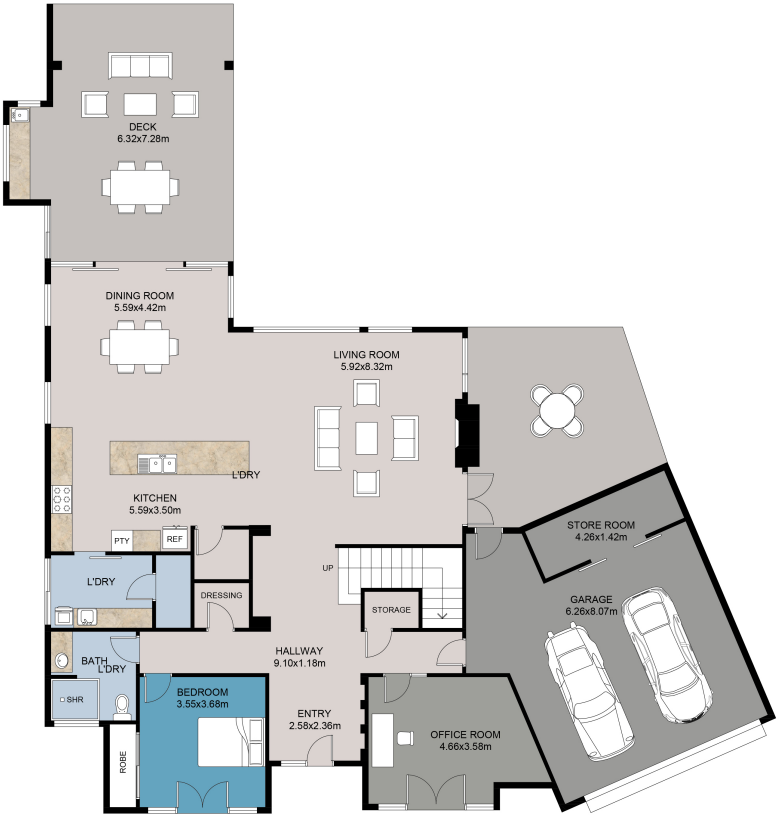
60 Blair Athol Crescent, Bundall

Price: $2,500,000
Traded: 3 Feb 2022
Size: 858m²
4 bed, 3 bath, 4 car

72 Blair Athol Crescent, Bundall

Price: $4,700,000
Traded: 19 March 2022
Size: 835m²
5 bed, 4 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.



F L O O R 1

F L O O R 2

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

41 Blair Athol Cres

"Grow with the flow"

Visit www.41BlairAthol.com

Suburb Profile

Sorrento is a small but prestigious enclave situated within the precinct of Bundall and located right in the heart of the Gold Coast. Sorrento is bordered by Ashmore and Bundall Roads and sits adjacent to the renowned mega-mansions of Monaco Street and the up market area of Isle of Capri. It is also only a short distance from the excitement of the Gold Coast Turf Club.

Celebrated as a quiet waterfront estate there are approximately 400 dry blocks but more than 800 highly sought after waterfront blocks backing onto the main river or the adjoining canals.

The lifestyle that draws most to this beautiful area is well catered for with the convenience of nearby shopping facilities including the popular village-style shopping precinct and easy access to Pindara Hospital and great schools both private and public. The world famous Gold Coast Beaches are just minutes away for you to enjoy.

Sorrento, a piece of paradise, a waterfront playground and a wonderful place for families large and small.

Welcome to Sorrento; Welcome Home!

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