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'THE PERFECT FAMILY PERSPECTIVE'



5 

3 

4 



916m²

Property Overview

'THE PERFECT FAMILY PERSPECTIVE'

Welcome to your new home, where life will take on a brand new perspective! Perfectly situated in one of the best streets, within the Gold Coast's most prestigious suburb, you will enjoy a truly prized position.


This impressive waterfront property enjoys a perfect north-east perspective; capturing the morning sun, gentle Pacific Ocean breezes and city skyline views. From the moment you arrive, and as you enter this home, you will feel a sense of quiet calm, and you will feel at peace. Immaculately well maintained, you know this is a home that has been loved.

The flow, the size and the individual spaces all blend to create a home for the discerning modern family. Boasting five bedrooms, a stunning master suite and multiple indoor and outdoor living areas; this is a home that truly has it all! Every area of this home, both inside and out, allows you to enjoy complete privacy. Number One Blair Athol Crescent will be your own 'Private Paradise'.

With a stunning saltwater pool, private sandy beach, large pontoon and direct access to the main river and the Pacific Ocean, your weekends will be filled with fun, pleasure and play.

This truly is a wonderful property. Its natural appeal is self-evident.

Make this home your own. You deserve it...



View as advertised or by appointment
Auction: On site | Saturday, 2nd Sept 2023 at 11:30am



"Fun, Flair & Flavour"



"Comfort of Home"



"Elegant Evenings"



"Family & Friends"



"Well Deserved"

"Perfect Perspective"



Property Specifications

- Premier Street in a Premier Suburb
- Magnificent 916m² Block
- Waterfront Position - Direct Ocean Access
- Perfect North East Perspective with City Skyline Views
- Picturesque Fig Tree Shading Front Garden
- Gated Security Entry with 2m Wall Around Property
- Home Built to a Very High Standard
- Double Door Entry into Bright, Open Vestibule
- High Ceilings & Ducted Air Conditioning Throughout
- 5 Spacious Bedrooms with BIR's & Plantation Shutters
- Imposing Master Suite with Walk-In-Robe & Ensuite
- Multiple, Private Living, Dining & Lounge Areas
- Gourmet Kitchen Boasting Miele & Smeg Appliances
- Sparkling Saltwater Pool - Recently Resurfaced
- Outdoor Entertaining. Separate BBQ Area
Expansive Timber Deck Overlooking Waterfrontage
- Beautiful Landscaped Gardens
- Oversized Double Lock-Up Garage & 2 Off-Street Parks
- 6m Pontoon with Power & Water
- Minutes to Everything: Capri on Via Roma, TSS, St Hildas,
Pindara Hospital & World Class Beaches
- 3000L Water Tank & 5kw Solar System
- Ample Storage Throughout Entire Home

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Seller's Insights

"Whether it's Sunday morning breakfast with the family, or entertaining on a Friday evening, you will truly enjoy the outdoor entertaining and alfresco areas. The backdrop of a beautiful waterway and city skyline views, along with space, elevation and privacy will provide an amazing lifestyle for years to come."

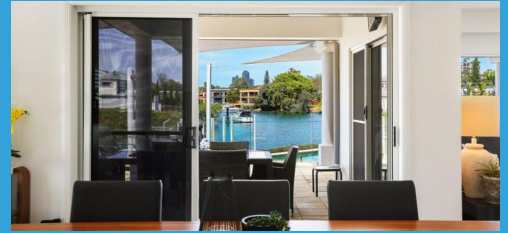
"You'll love the flow of this home... From the moment you enter, it flows seamlessly, from the bedrooms to the different internal living areas and of course to your outdoor entertaining areas and pool. You have separation but it all connects perfectly."

"The entire home is private and very secure. The front gardens are picturesque and provide a space that is truly tranquil and peaceful; it will be your own little sanctuary."

Market Analysis

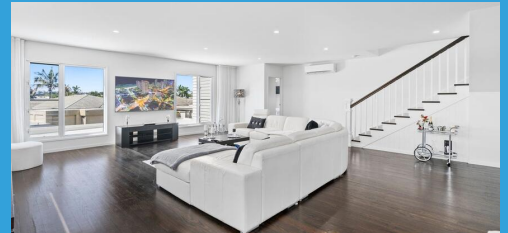
12 Wallaby Place, Sorrento

Price: \$2,950,000
Traded: 21 Feb 23
Size: 868m²
4 bed, 3 bath, 2 car



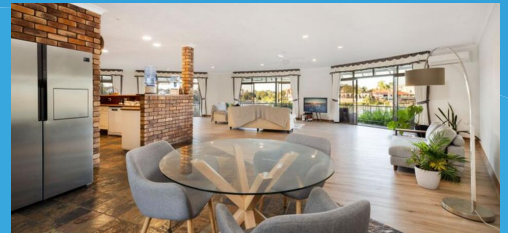
32 Tosti Street, Sorrento

Price: \$2,875,000
Traded: 18 Dec 22
Size: 754m²
5 bed, 5 bath, 4 car



61 Blair Athol Crescent, Sorrento

Price: \$3,430,000
Traded: 19 Jun 23
Size: 939m²
5 bed, 3 bath, 3 car



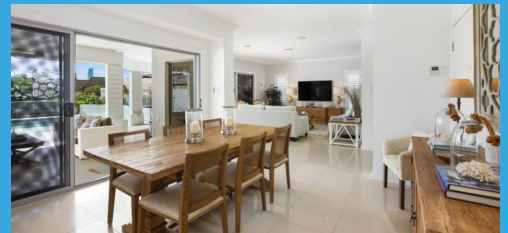
113 Campbell Street, Sorrento

Price: \$3,130,000
Traded: 25 Jan 23
Size: 751m²
4 bed, 3 bath, 4 car



77 Boomerang Crescent, Sorrento

Price: \$3,300,000
Traded: 12 May 23
Size: 877m²
5 bed, 3 bath, 4 car



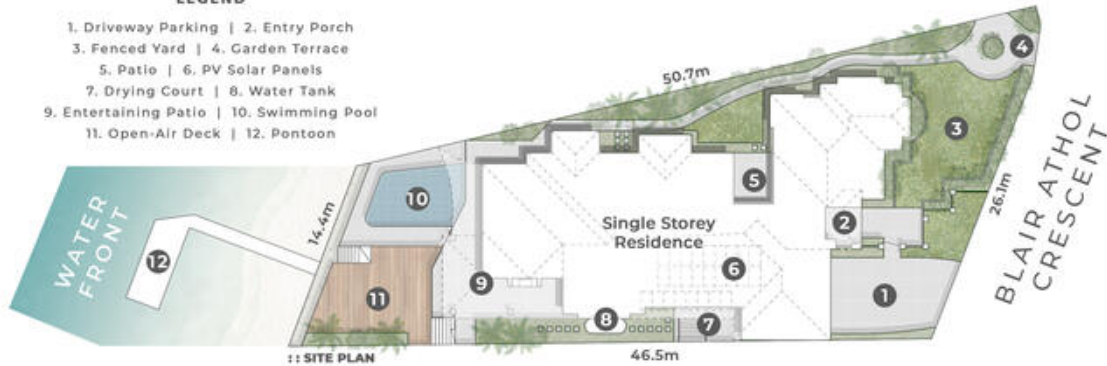
The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



↙ NORTH

LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Fenced Yard | 4. Garden Terrace
- 5. Patio | 6. PV Solar Panels
- 7. Drying Court | 8. Water Tank
- 9. Entertaining Patio | 10. Swimming Pool
- 11. Open-Air Deck | 12. Pontoon



:: SITE PLAN

46.5m



Michael Mahon 0414 275 272
Lauren Mahon 0491 111 939

1 Blair Athol Crescent
SORRENTO

Internal 344m² | Entertaining Patio & Porch 53m² | Powder & Pool Pump 5m² | **Total 402m²**

916m²

5 Bed + Media

2 Bath + Powder

2 Car + Off-Street

Deck 48m² | Patio 11m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au



"Room for You, Yours & More"

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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 Road 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!





M-MOTION

'Real Estate's New Generation'



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