



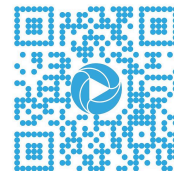
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'NUOVA VITA: A NEW LIFE, NORTH TO WATER'



746m²



Property Overview

'YOUR NEW LIFE...'

Perfectly positioned north-to-water, on one of the Gold Coast's most coveted waterways, 13 Balmoral Avenue awaits, in the sought after locale of Sorrento.

Coined 'Nuova Vita', Italian for 'new life'; behind secure gates, this name takes on a whole new meaning.


A once traditional waterfront home has been completely reimagined. Crafted to live in, not just impress, every detail has been thoughtfully considered. From Turkish travertine underfoot to natural textures, bespoke finishes and uninterrupted wide-water views; this is resort style living at home.

An expansive open plan living, framed by skylights and gentle ocean breezes, flows seamlessly to a designer kitchen equipped with butler's pantry and state-of-the-art Smeg 'Dolce Stil Novo' appliances. From double ovens and integrated sous-vide, to precision wine conditioning, luxury is not an indulgence, it is the standard.

Immersed in Northern sunshine from dawn to dusk, this home embraces sweeping skyline and wide water vistas. Outside you will enjoy a sparkling saltwater pool, private pontoon, sandy beach frontage, alfresco entertaining with outdoor kitchen and a revitalising infrared sauna.

While all four bedrooms are generous, the master suite is a true sanctuary of style; complete with walk-in robe, elegant ensuite and enviable views. A separate home office and internal living space provide flexibility for the growing family.

Built for the future, crafted for comfort and never intended to be on the market, Nuova Vita represents a rare opportunity to own a home of extraordinary quality. Your new life awaits...



View as advertised or by appointment
Auction: On-site | Saturday, 18th October at 10:30am



"Culinary Masterpiece"



"Dream Living"



"Double Water Views"



"Perfect Perspective"



"Poolside Paradise"



"Lifestyle & Location"

Property Specifications

- Perfectly Positioned in the Heart of Prestigious Sorrento
- Situated on a Sizeable 746m² Block
- Enviably North-to-Water Aspect with City Skyline Views
- Protected Harbour with Wide Water Outlook
- Completely Redesigned to the Highest of Standards
- Gated Entrance Surrounded by Lush Tropical Greenery
- Grand Double Doors Leading into Open-Plan Layout
- Adorned with Premium Turkish Travertine Tiles
- Thoughtful Separation Between Internal Living Spaces
- Four Generous Bedrooms Plus Separate Home Office
- Two Luxe Bathrooms Showcasing Venetian Plaster Finish
- Master Suite with Walk-In-Robe & Twin-Vanity Ensuite
- Covered Alfresco Entertaining with Outdoor Kitchen
- Secluded Outdoor Retreat with Infrared Sauna & Shower
- Custom-Built Kitchen Equipped with Smeg 'Dolce Stil Novo' Appliances, Induction Cooking & Butlers Pantry
- Sparkling Saltwater Pool with Heater, Overlooking Water
- Sandy Beach Frontage with Private Pontoon
- Grassed Backyard Awaiting Your Vision
- Ducted, Zoned Air Conditioning. Filtered Water from the Main. Security System. Secure Double Car Garaging.
- High Capacity Solar Power. Battery Backup.
- Close to Elite Schools, Shopping, Dining & Beaches

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Seller's Insights

"You will appreciate that we renovated this as our forever home. With travertine tiles from the front gate to waters edge, water filtration from the main and an infrared sauna, nothing was done in halves! Plus you'll feel more inspired than ever in your new kitchen. You've got double ovens, a convection microwave, blast chiller with sous-vide, wine cooler and even a sommelier draw!"

"We waited and searched for the perfect north-facing waterfront block, and this was it. The quiet street, the city skyline, the wide-water views - it's everything you could ask for. Trust me, once you experience true north-to-water living, you'll never want to leave."

"Summer is a treat here, from sun-filled days by the pool and on the jet-ski, to pizza and gelato at Riviera Plaza. Sorrento really is hard to beat. You'll also appreciate the convenience, with top schools, shopping, dining and beaches literally minutes away."

Market Analysis

21 Donegal Crescent, Sorrento

Price: \$3,050,000
Traded: 16 April 2024
Size: 826m²
4 bed, 2 bath, 4 car



4 The Lido, Surfers Paradise

Price: \$2,675,000
Traded: 19 Nov 2024
Size: 784m²
4 bed, 2 bath, 2 car



54 Rapallo Avenue, Surfers Paradise

Price: \$2,865,000
Traded: 18 Jan 2025
Size: 817m²
4 bed, 2 bath, 2 car



3 Wombat Court, Sorrento

Price: \$2,700,000
Traded: 03 May 2024
Size: 751m²
4 bed, 2 bath, 2 car

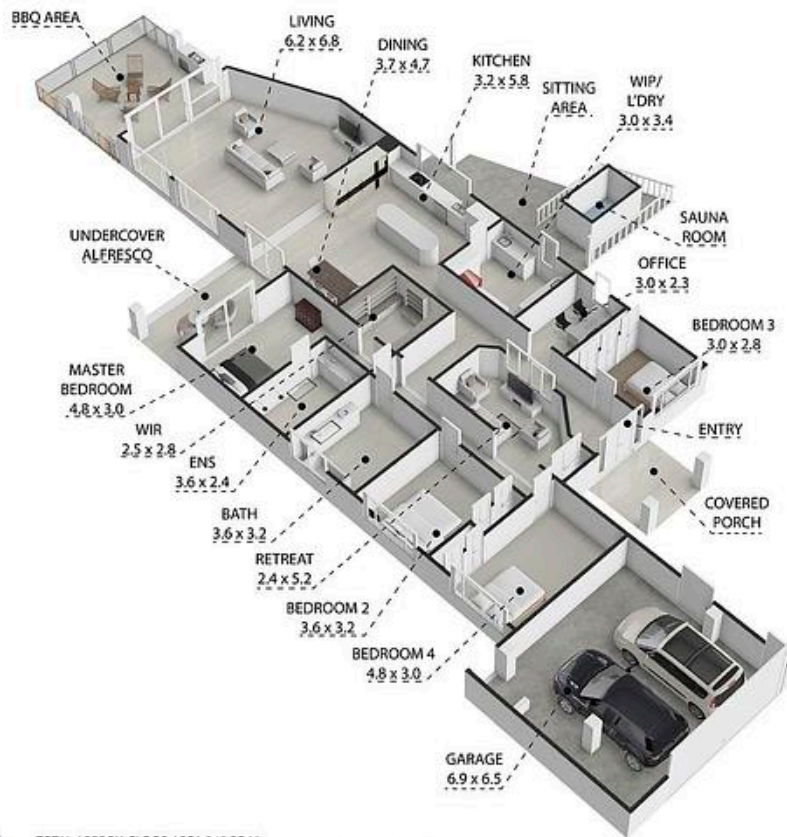


15 The Lido, Surfers Paradise

Price: \$3,150,000
Traded: 31 Oct 2023
Size: 594m²
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.



TOTAL APPROX. FLOOR AREA 245 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

13 Balmoral Avenue, Sorrento, QLD 4217



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Suburb Profile

Nestled along one of the Gold Coast's most prestigious waterways, Sorrento is synonymous with refined coastal living.

Prized for its waterfront homes and shimmering canal vistas, this exclusive enclave offers a lifestyle reserved for the discerning few.

Renowned for its family-friendly streets, elegant homes and vibrant community lifestyle, Sorrento perfectly balances serenity and convenience.

Residents enjoy easy access to Sorrento Shopping Village and Riviera Plaza, as well as being just a stone's throw from Capri on Via Roma, boutique cafés, fine dining and the golden sands of world-renowned beaches.

Families are drawn to the area for its proximity to prestigious schools, safety and community, making it a haven for those seeking lifestyle and longevity.

Sorrento is more than its amenities, it's a place where quality of life is paramount. Wide, leafy streets and well-planned homes create a sense of privacy and calm, while its waterways, parks and recreational spaces provide endless opportunities for outdoor living.

Renowned for its north-facing waterfront properties and unrivalled access to the Gold Coast's finest amenities, Sorrento remains the address of choice for those seeking a sophisticated coastal lifestyle, whether raising a family or embracing leisure by the water.





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