



Benowa Waters, 41 Deborah Avenue

SOLD BY LUKE PETERS

4 2 2 1

Auction Location: Onsite

Auction —Saturday 15 February @ 1.00pm

Going to Auction on 15 February, this immaculately presented four-bedroom family home offers an unmissable opportunity to embrace the ultimate Gold Coast lifestyle within the highly sought-after Benowa Waters community. Flawlessly blending style, functionality, and comfort, with high-end finishes throughout, this home is perfect for families seeking a coastal setting while celebrating the art of entertaining!

From the moment you step through the door, you are welcomed by soaring high ceilings in the entrance foyer, an abundance of natural light, and a sense of space that sets the tone for the entire home. The thoughtful floor plan includes two distinct internal living areas, seamlessly catering to the needs of family life and hosting in style, ensuring there is room

For Sale

Auction - 15 February @ 1.00pm

View

ljhooker.com.au/1TZWF47

Contact

Luke Peters

0414 288 947

luke@ljhookersgc.com.au

LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

for both family and friends for all occasions!

The heart of the home is the beautifully appointed kitchen, which overlooks the second living space and an inbuilt bar, perfect for evenings of connection with family and friends. The kitchen is the true centrepiece of the home, featuring a sprawling island bench that doubles as a breakfast bar, perfect for casual meals or mornings on the go. Equipped with a sleek gas cooktop and designed with a seamless yet timeless aesthetic, the space is elevated by striking feature tiles and premium finishes!

Further, the kitchen offers an abundance of storage, ensuring everything has its place while maintaining its elegant appeal, making it the ideal hub for family living. Connecting effortlessly to the outdoor entertaining area, where spectacular views of the swimming pool create the perfect backdrop for gatherings with friends and family!

The master retreat is a sanctuary in itself, featuring a luxurious walk-in wardrobe and an ensuite complete with a his-and-hers vanity. The additional three bedrooms are equally well-designed, with air conditioning, built-in robes, ceiling fans, plantation shutters, and large windows that frame the lush surroundings!

The bathroom is a stunning example of timeless design, offering a tranquil retreat with its luxurious features. A stand-alone bathtub takes centre stage, inviting relaxation after a long day, while the oversized shower, complete with sleek recessed shelving, adds both style and practicality. High-quality finishes and thoughtful details throughout create a serene and sophisticated space that effortlessly combines elegance with everyday functionality!

Beyond its stunning interiors, the outdoor entertaining area is an extension of the homes living spaces, seamlessly connecting to the kitchen, main living area, and the luxurious master bedroom retreat. This private oasis is designed for relaxation, featuring a sparkling swimming pool surrounded by a beautifully landscaped garden. The covered alfresco area provides the perfect spot for dining or unwinding, with poolside views creating a tranquil and inviting ambiance. Whether its a quiet morning coffee or lively evening gatherings with friends and family, this space embodies the ultimate in Gold Coast indoor-outdoor living!

The home continues to impress with its low maintenance side and front yards. Secured by a fully fenced perimeter, complete with an electric sliding gate, pedestrian access, and intercom system for added peace of mind. The oversized double garage and ample storage options ensure there is space for the whole family and their array of toys, both big and small.

For families, the location is second to none. Benowa Waters is a desired enclave, offering close proximity to primary and secondary schooling, beautiful parks, and vibrant shopping and dining precincts, all just a short stroll or moments drive away, this home truly has it all!

Homes like this are rarely available and in high demand, should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Auction —Onsite Saturday 15 February @ 1.00pm

+ 4 Spacious Bedrooms

LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- + 2 Modern Bathrooms
- + Separate Toilet
- + Oversized Double Garage
- + Swimming Pool
- + Multiple Living Spaces
- + Huge Outdoor Patio
- + Low Maintenance Living
- + Ample Storage Options
- + Split System Air Conditioning
- + Intercom & Alarm Security System
- + Gas Cooktop
- + Dishwasher
- + Tiled & Carpeted Flooring
- + Ceiling Fans
- + Secured Property
- + Built in Bar
- + Free Standing Bathtub
- + Planation Shutters
- + Shade Sails & Roller Blinds
- + LED Lighting Throughout
- + Pet Friendly
- + Pool Safety Certificate
- + Electric Gate & Pedestrian Gate
- + Close Proximity to Schools, Shopping, Medical & Restaurants

- + 1600m, Pindara Private Hospital
- + 1600m, Benowa State School
- + 1600m, Benowa State High School
- + 1900m, St Kevins Catholic School
- + 2100m, Benowa Gardens Shopping Centre
- + 3500m, Gold Coast Turf Club
- + 4000m, Royal Pines Resort

Auction —Onsite Saturday 15 February @ 1.00pm

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.



**LJ Hooker Southern Gold Coast
(07) 5534 4033**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	1TZWF47
Property Type	House
House Size	299 m2
Land Area	600 m2
Including	Air Conditioning Alarm Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

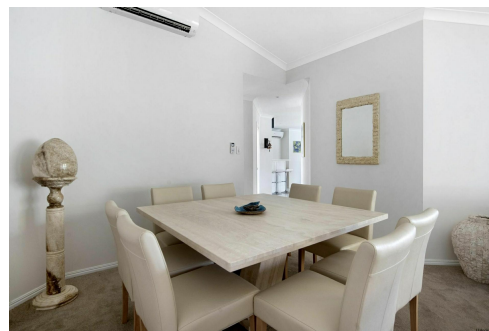
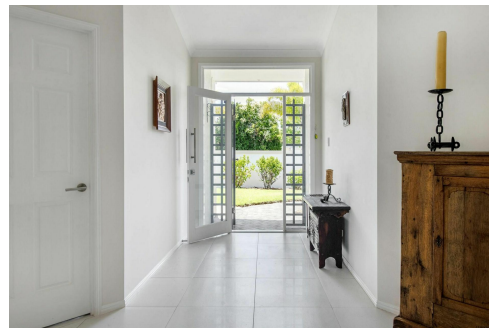
Luke Peters 0414 288 947

Sales & Marketing Specialist | luke@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



LJ Hooker

Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Southern Gold Coast
(07) 5534 4033**

41 Deborah Ave
Benowa Waters

-  4
-  2
-  2

Internal: 254m²
Covered External: 45m²
Total Floor Area: 299m²
Total Land Area: 600m²

felt
IMAGERY

This plan is for illustrative purposes only.
Any information provided should not be relied upon solely.
www.feltimagery.com.au

LJ Hooker

