



## Raby Bay, 13 Kinsail Court

### LUXURIOUS WATERFRONT LIVING

Welcome to a stunning waterfront masterpiece in the prestigious Raby Bay. Set on a generous 1,043m<sup>2</sup> block, this exquisite home offers the perfect blend of elegance, space, and lifestyle.

With 5 bedrooms, 5 beautifully appointed bathrooms, a dedicated media room, home gym, home office, and multiple living areas, this property is designed for both family comfort and grand entertaining. The stylish kitchen is a chef's dream, and the expansive outdoor area, complete with a sparkling swimming pool, is perfect for hosting unforgettable gatherings.

Every detail of this home has been thoughtfully considered to create a space that's as functional as it is beautiful.

Ultimate Waterfront Luxury —Spacious, Stylish, and Sophisticated!

Step into this breathtaking, family-friendly residence that combines modern luxury, thoughtful design, and a seamless indoor-outdoor lifestyle. Set on a massive block in a



**For Sale**

Offers Over \$3,600,000

**View**

By Appointment

**Contact**

**Ming Body**

0418 297 978

[mbody@ljhpropertycentre.com.au](mailto:mbody@ljhpropertycentre.com.au)



**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 Property Centre**  
(07) 3286 2500

prime waterfront location, this home offers the perfect balance of elegance, comfort, and practicality.

#### Key Features at a Glance:

##### Comfort & Convenience:

- \*Ducted air conditioning and ceiling fans throughout
- \*High ceilings and feature lighting creating a bright and airy atmosphere
- \*Sonos speakers for seamless entertainment
- \*Security system with cameras, security screens, and doors for peace of mind

##### Gourmet Kitchen & Entertaining:

- \*Stunning stone benchtops
- \*Huge outdoor kitchen with timber decking and massive bi-fold doors for effortless entertaining
- \*Outdoor bar area near pool, and a separate area canal-side sitting bar for sunset drinks
- \*Timber decking around the sparkling pool, perfect for relaxed gatherings

##### Elegant Accommodation:

- \*Five spacious bedrooms and five luxury bathrooms
- \*Master suite on the ground floor with walk-in robe, spa ensuite, and expansive serene canal views
- \*Upstairs balcony overlooking parkland with stunning sunrise views

##### Functional Spaces:

- \*Home office facing peaceful parkland
- \*Home gym
- \*Various living spaces for family flexibility
- \*Large laundry with internal garage access and huge storage options

##### Lifestyle & Outdoor Living:

- \*Indoor/outdoor living with landscaped gardens and side access
- \*Gatehouse entry and a dedicated gardening area
- \*Timber decking seamlessly connecting living spaces to the outdoors
- \*Upstairs balcony and park-facing living areas

This exceptional home has been crafted for families and entertainers alike, offering unparalleled luxury and functionality. Whether enjoying the pool, hosting guests in the outdoor kitchen, or relaxing by the canal, every detail has been thoughtfully designed to enhance your lifestyle.

Let's make this dream home yours! Contacting Ming Body for your enquires.

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.



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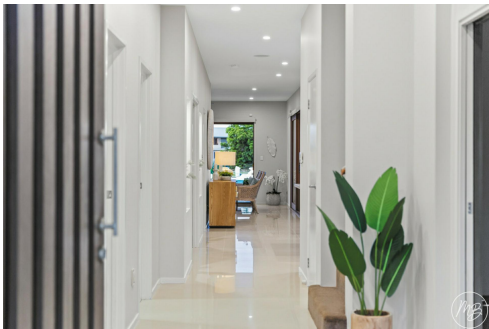


# More About this Property

Property ID	BSWSF2S
Property Type	House
House Size	361 m <sup>2</sup>
Land Area	1043 m <sup>2</sup>
Including	Study Air Conditioning Ducted Heating Balcony Deck Gym Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

**Ming Body 0418 297 978**  
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

**LJ Hooker Property Centre (07) 3286 2500**  
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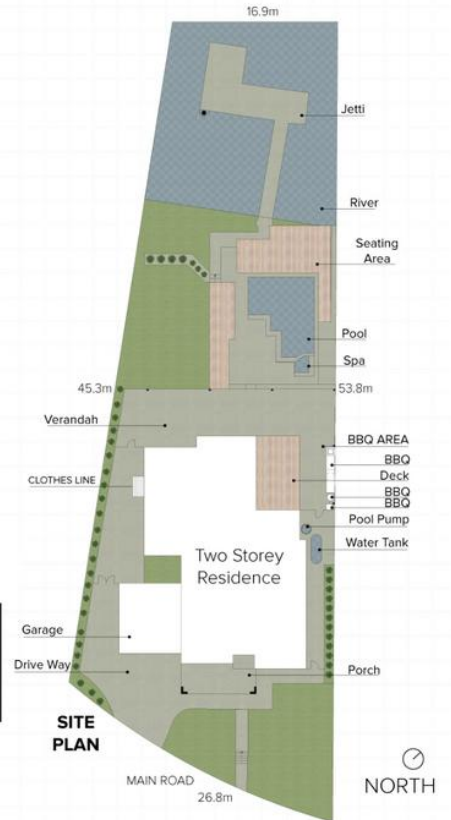


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**MING BODY**  
PROPERTIES



13 Kinsail Court  
Raby Bay

5 5 2 1043m<sup>2</sup>

**Ming Body** 0418 297 978

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