

15 Caravel Court, Raby Bay




## BESPOKE WATERFRONT LUXURY

With striking street appeal and elegant modern panache, this bespoke waterfront residence showcases the ultimate in bayside luxury. Spanning 3 architecturally designed levels and offering sophisticated living and entertaining, this is a great opportunity to secure a truly one-of-a-kind home in an exclusive heart of Raby Bay.

Meticulously crafted with premium finishes and thoughtful design, the home seamlessly blends soaring ceilings, warm textures, and refined architectural elements to create a residence of exceptional comfort and style. Multiple living and dining zones provide the perfect balance between relaxed family living and grand-scale entertaining.

A wide and welcoming entry introduces the home's split-level design, leading to a thoughtfully zoned layout that includes a guest or master suite, full bathroom and private study, ideal for multi-generational living or guest accommodation.

At the heart of the home, the expansive living area features a striking stone feature wall, custom cabinetry, and a built-in electric fireplace, all overlooking the sparkling heated lap pool and waterfront beyond.

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**FOR SALE**  
BY NEGOTIATION

**VIEW**  
By Appointment

**AGENTS**  
Ming Body  
0418 297 978  
mbody@ljhpropertycentre.com.au

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The bespoke chef's kitchen is a statement of both design and function, showcasing striking stone benchtops and splashback, premium Miele appliances including two ovens, microwave and warming drawer, a butler's nook, and extensive storage.

Indoor dining flows seamlessly to the covered alfresco entertaining terrace, complete with built-in BBQ, drinks fridge, electric blinds and heaters —creating the perfect space for year-round entertaining with family and friends.

The outdoor space continues to impress with a 13.5m fully tiled heated lap pool and wide tiered marble stairs that double as seating and lead down to the tranquil canal waterfront.

Boating enthusiasts will appreciate access to a shared 17-metre pontoon, which comfortably accommodates up to two vessels of approximately 9 metres each, offering direct and convenient access to the beautiful Moreton Bay waterways.

Upstairs, four generous bedrooms surround a second lounge or TV retreat, while the luxurious master suite offers dual walk-in robes, an opulent marble ensuite with freestanding bath, dual vanities and sauna, plus a private balcony capturing beautiful canal views.

Completing the home is an oversized underground garage with extensive storage and a glass-enclosed wine cellar, offering both practicality and indulgence.

#### Property Features

- " Architecturally designed four-level waterfront residence
- " 562m<sup>2</sup> of luxury living
- Striking designer facade with exceptional street appeal
- 5 oversized built-in bedrooms
- 2 master suites (one on each level)
- 4 luxury marble bathrooms with designer finishes
- Expansive master retreat with dual walk-in robes, sauna and canal-view balcony
- Multiple living and entertaining areas
- Electric fireplace with stone feature wall
- Bespoke chef's kitchen with Miele appliances
- Butler's nook and extensive storage
- Indoor dining with dry bar
- Covered alfresco terrace with BBQ, drinks fridge, heaters and electric blinds
- 13.5m heated fully tiled lap pool
- Wide tiered marble stairs leading to the waterfront
- Private pontoon
- Lush tropical landscaping
- Fully fenced with secure gated entry and CCTV
- Oversized underground parking with glass wine storage
- Reverse-cycle ducted air conditioning
- Solar power system 12kw
- Selected electric windows
- Mobile monitored security system

Positioned just moments from the vibrant Raby Bay Harbour precinct, residents enjoy easy access to waterfront dining, cafés, sandy beaches, parks and transport —delivering the ultimate bayside lifestyle.

**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

## MORE DETAILS

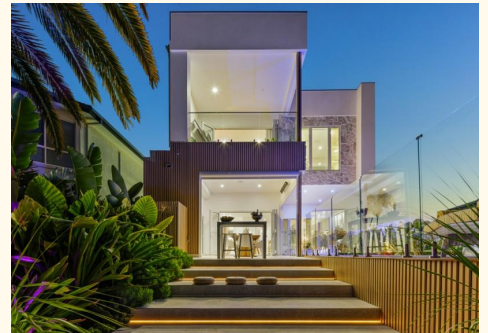
Property ID	BU2TF2S
Property Type	House
House Size	563 m2
Land Area	424 m2
Including	Pool
	Outdoor Entertaining
	Fully Fenced

### Ming Body 0418 297 978

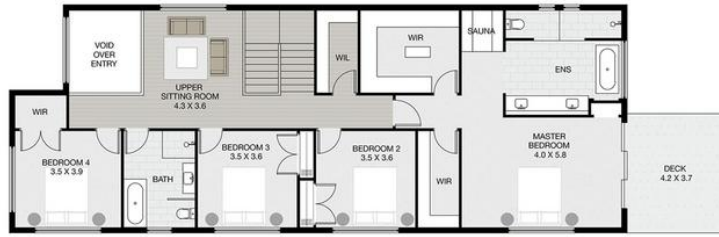
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
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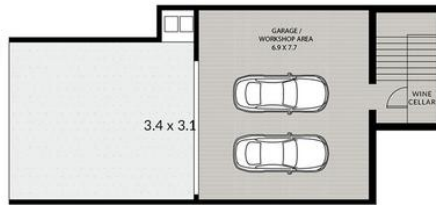
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FIRST FLOOR



GROUND FLOOR



GARAGE

MING BODY 0418 297 978

15 CARAVEL COURT | INTERNAL 520m<sup>2</sup>  
RABY BAY | EXTERNAL 43m<sup>2</sup>  
TOTAL 563m<sup>2</sup> approx

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.