



**SOLD**



## Raby Bay, 9 Martingale Court

OPULENT WATERFRONT SANCTUARY - A MASTERPIECE OF ELEGANCE & PRESTIGE

Nestled within one of Raby Bay's most prestigious enclaves, 9 Martingale Court presents a rare and refined opportunity for those seeking an exceptional waterfront lifestyle. This exquisite north-facing residence is a testament to superior craftsmanship, architectural grandeur, and effortless luxury, boasting expansive canal vistas and an ambiance of timeless sophistication.

At Glance:

- \*Grand proportions with four lavish bedrooms & three bathrooms
- \*Sumptuous master retreat featuring a private balcony, palatial ensuite, and bespoke walk-in robe
- \*Gourmet kitchen, newly appointed with premium cabinetry, expansive storage, pure water filtration, and a garbage disposal unit
- \*Soaring vaulted ceilings & floor-to-ceiling windows, flooding the home with natural

5 3 3 1

**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/BSZMF2S](http://ljhooker.com.au/BSZMF2S)

**Contact**  
**Ming Body**  
0418 297 978  
[mbody@ljhpropertycentre.com.au](mailto:mbody@ljhpropertycentre.com.au)



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

**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.

light and capturing breathtaking water views from the kitchen, living, media room, and all bedrooms upstairs

- \*Expansive alfresco entertaining area seamlessly integrates with a sparkling resort-style pool
- \*Private mooring space accommodating a 45ft vessel, ensuring unrivalled waterfront access
- \*Triple-car garage
- \* A commercial-sized office with separate entry, ideal for professionals or a luxury home business
- \*Ducted air-conditioning & two split systems —optimally designed for seasonal comfort
- \*25 solar panels & a new hot water system —an eco-conscious approach to modern living
- \*Refined finishes throughout, including fresh interior and exterior paintwork, elegant plantation shutters, and high-end architectural detailing
- \*State-of-the-art security system, newly upgraded vacuum motor & computerized sprinkler system for effortless maintenance

This exquisite residence offers a short stroll to Raby Bay Harbour, the iconic Lighthouse, and a selection of fine dining options, all just minutes from Cleveland's bustling CBD. Surrounded by scenic walking and running paths, the home epitomizes the sought-after waterfront lifestyle, making it a true gem in today's market.

Make Your Dreams a Reality with this Exquisite Property. Seize this rare opportunity to own a home of such calibre and distinction. Act now and consider all serious offers! Contact Ming Body's team today for a private inspection and immerse yourself in this unparalleled 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 About this Property

<b>Property ID</b>	BSZMF2S
<b>Property Type</b>	House
<b>Land Area</b>	822 m2
<b>Including</b>	Pool Outdoor Entertaining

### Ming Body 0418 297 978

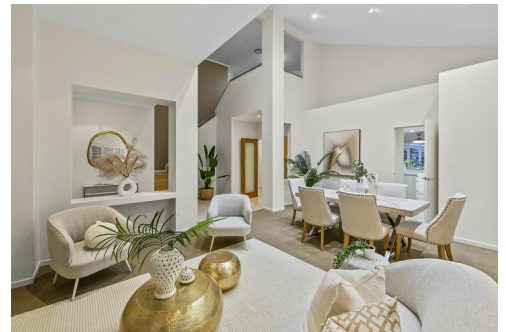
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

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

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 PROPERTIES  
 Ming Body  
 0418 297 978



9 Martingale Court  
 Raby Bay

4/5 3 3 822<sup>m</sup><sup>2</sup>

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