



## Scarborough, 12 Fourth Avenue

A Touch of Luxury - Just Moments from the Water

Nestled in the heart of Scarborough's prestigious Golden Triangle precinct, this extensively renovated two-storey Queenslander offers a sophisticated blend of modern luxury and coastal charm. Just metres from the sparkling waters of Moreton Bay, the home displays exceptional craftsmanship, with every detail thoughtfully curated to provide a serene, yet stylish living experience. From the attractive double gabled exterior to the expansive light-filled interiors, this remarkable property presents an unparalleled opportunity to embrace an elevated coastal lifestyle in one of the area's most sought-after locations.

The home offers a desirable two-storey floorplan that caters to buyers seeking seamless connectivity between inside and outside spaces, and multiple living area options to provide separation and privacy when desired. The social heart of the home is the stunning chefs' kitchen which includes new quality appliances, soft close cabinetry and an impressive 3 metre Caesarstone Island bench. There are 4 bedrooms, including a ground level guest bedroom and a luxurious master suite upstairs. The home boasts three beautifully

4

3

3

### For Sale

Offers over \$1,499,000

### View

By Appointment

### Contact

**Daniel Waters**

0412 847 849

[dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

**Jacob Ball**

0417 649 903

[jball@ljhooker.com.au](mailto:jball@ljhooker.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 Aspley | Chermside**  
(07) 3263 6022

finished, brand-new bathrooms, each designed with exquisite attention to detail.

The huge entertaining deck offers a perfect space for relaxation and gatherings, and overlooks the tastefully landscaped, level backyard that provides a serene and private setting for outdoor enjoyment. There is also a second deck upstairs that captures a suburban outlook and bay breezes.

With its impeccable luxury finishes, expansive two-storey design, and highly sought-after position in Scarborough's exclusive Golden Triangle precinct, this home offers an unparalleled opportunity to enjoy the ultimate in coastal living.

Special features include:

- \* An enviable position within Scarborough's Golden Triangle precinct. With the waters of Moreton Bay, the Scarborough Boat Harbour (including Morgan's Seafood), serene parkland, walking tracks and sunsets literally at the end of the street, this location offers the ultimate coastal lifestyle.
- \* An extensive renovation inside and out to provide a luxurious, modern Queenslander home with a spacious 2-storey floorplan
- \* 4 bedrooms, plus an office. There is a versatile ground level bedroom (or extra living room) with a dressing room
- \* A masterful mix of living areas provide space and separation in a busy family home and include a downstairs living area, lounge option (or ground level bedroom), plus a family room upstairs
- \* The stunning Caesarstone kitchen is the social hub of the home and includes a 3 metre Island bench (can accommodate 6 stools), an abundance of storage, quality appliances (induction cook top, oven, integrated microwave, Meile Dishwasher and dual temperature wine and beer fridge) and soft close cabinetry.
- \* The luxurious master suite opens out to the upper-level deck, and includes a large walk-in robe with quality cabinetry and a stylish ensuite with freestanding bath
- \* 3 beautifully finished, brand-new bathrooms with oversized proportions
- \* The kitchen and living area extend out seamlessly to an incredible hardwood deck. The deck north facing deck overlooks the backyard and is ideal for entertaining on a grand scale
- \* A tastefully landscaped backyard with Monument coloured fencing and a large garden shed
- \* Lovely new laundry
- \* Sealed parking for up to 3 vehicles, including a space for a boat or caravan. There is also a large storeroom with new automatic roller door.
- \* Additional touches of luxury include fresh paintwork inside and out, plank flooring and brand-new carpet, upgraded electrics, lighting, fans, modern Daiken and Mitsubishi Split system air-conditioning, stylish white plantation shutters throughout, new decking timbers, new Colorbond roof with insulation, security cameras and a solar system. This home really is the finished product for someone wanting to move straight in.

For more information or to arrange a private viewing of this exceptional home, please contact Daniel Waters or Jacob Ball today. Don't miss the opportunity to secure your dream property in this highly sought-after location.



**LJ Hooker Aspley | Chermiside**  
**(07) 3263 6022**

**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	39VAF1R
Property Type	House
Land Area	405 m2
Including	Ensuite Study Air Conditioning Toilets (3) Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels Liveability

**Daniel Waters 0412 847 849**

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

**Jacob Ball 0417 649 903**

Co-Agent “ Daniel Waters Team | [jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

**LJ Hooker Aspley | Chermshire (07) 3263 6022**

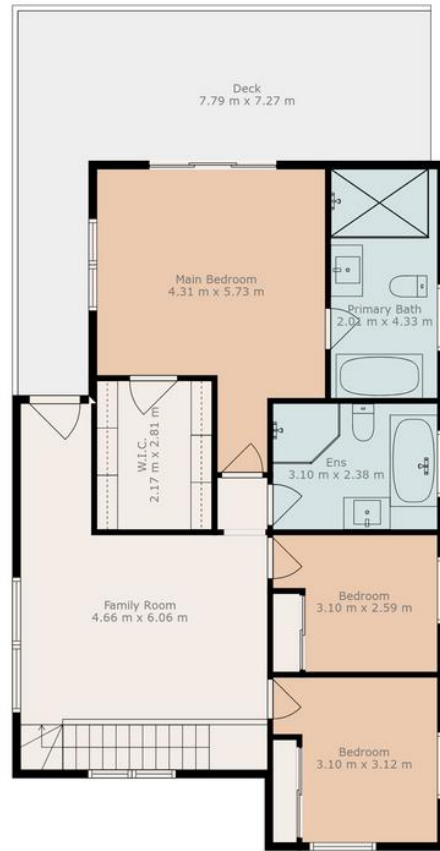
1359 Gympie Road, ASPLEY QLD 4034

[aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.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 Aspley | Chermshire**  
**(07) 3263 6022**



Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**