



11 Karinya Place, Twin Waters

Twin Waters' Most Iconic Waterfront Masterpiece

Welcome to 11 Karinya Place, Twin Waters — an extraordinary waterfront sanctuary set within the tightly held and highly prized enclave of Karinya Island, widely regarded as the most exclusive address in Twin Waters.

This stunning Mediterranean-inspired residence is a masterclass in design, a stunning Artisan build where timeless elegance meets contemporary luxury. Showcasing a rich and sophisticated palette of materials, the home blends natural stonework, travertine tiling and beautifully crafted timber elements, to create a residence of depth, warmth and undeniable character.

From its captivating street presence to its meticulously curated interiors, every detail has been thoughtfully considered. Timber bi-fold doors open the living spaces to the outdoors, creating an incredible indoor-outdoor flow and allowing the home to fully embrace its breathtaking waterfront setting. Gorgeous decking and multiple alfresco zones further enhance this connection, offering the perfect environment for both relaxed living and grand-scale entertaining.

Perfectly positioned to capture a prized north-easterly aspect, the

4 3 2

FOR SALE

Offers Over \$3,350,000

VIEW

By Appointment

AGENTS

John Blackmore

0402 238 421

jblackmore.twinwaters@ljhooker.com.au

Joshua Dekker

0427 661 261

jdekker.twinwaters@ljhooker.com.au

AGENCY

LJ Hooker Twin Waters

(07) 5450 6188

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Interested parties must rely solely on their own enquiries.



home is filled with natural light and cooling coastal breezes. Expanses of glass frame stunning broad water views, ensuring a constant visual connection to the tranquil surroundings.

Designed for effortless single-level living, the residence offers generous proportions, soaring ceilings and a seamless, flowing floorplan. At the heart of the home, a beautifully renovated kitchen features modern shaker-style cabinetry, quality finishes and a refined coastal aesthetic that complements the home's Mediterranean influence.

Accommodation comprises four spacious bedrooms and three luxurious bathrooms, each finished to an exceptional standard. The master suite is a true retreat, privately positioned to capture serene water views, creating a peaceful sanctuary to unwind.

A dedicated media room adds versatility, while the home's layout provides multiple living zones to suit both family living and entertaining.

Outdoors, the lifestyle offering is nothing short of spectacular. A magnificent 20-metre swimming pool runs alongside the home, perfectly oriented to take in uninterrupted water views — a rare and breathtaking feature that defines resort-style living.

Adding to its exclusivity, the property enjoys only one neighbouring residence, with a treed reserve on the other side providing a beautiful natural outlook and exceptional privacy. This unique positioning creates a true sense of seclusion — your own private oasis and sanctuary by the water.

Located just moments from pristine beaches, a world-class golf course, cafes, restaurants and lifestyle amenities, this remarkable residence offers an enviable blend of prestige, privacy, and convenience.

11 Karinya Place is more than a home — it is a statement of craftsmanship, design and waterfront luxury.

A rare offering of uncompromising quality and distinction — this is waterfront living at its absolute finest.

Contact Joshua Dekker 0427 661 261 or John Blackmore 0402 238 421 to arrange your inspection without delay.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.

Please note some images have been virtually staged and styled for marketing purposes.

MORE DETAILS

Property ID	KVBGZT
Property Type	House
Land Area	1048 m2
Including	Air Conditioning
	Pool
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

John Blackmore 0402 238 421

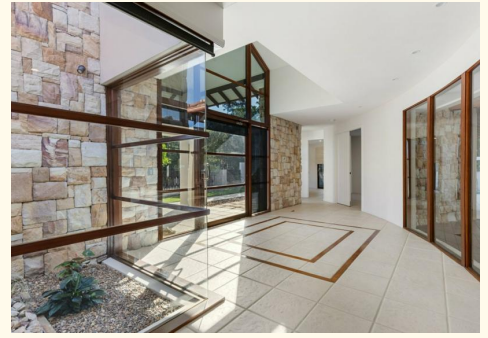
Licensed Real Estate Agent |
jblackmore.twinwaters@ljhooker.com.au

Joshua Dekker 0427 661 261

Licensed Real Estate Agent | jdekker.twinwaters@ljhooker.com.au

LJ Hooker Twin Waters (07) 5450 6188

Shop 2, 175 Ocean Drive, TWIN WATERS QLD 4564
twinwaters.ljhooker.com.au | info.twinwaters@ljhooker.com.au



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This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m² are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Bedrooms are measured from wall to robe.

