

An Unforgettable Waterfront Oasis: Luxury Living in Raby Bay

Prepare to be enthralled by the sheer magnificence of this canal-front masterpiece, nestled within the prestigious enclave of Raby Bay. This contemporary architectural gem offers a lifestyle that is nothing short of extraordinary, embodying luxury with impeccable craftsmanship and a host of modern features.

Effortless Smart Home

- Electric gates and pedestrian gate
- Keyless entry
- Control lights and technology with smart home system
- 15 kW solar system (with 3 phase power)
- Tesla charger and Powerwall with battery backup to power the home
- WiFi watering system for gardens
- Advanced alarm system
- Electric blinds for natural light control

A Resort-Style Oasis

- 5 bedroom, 3 bathroom, office (or 6th bedroom), 3 car garage family home

(One of the bedrooms is currently used as the second office)

- Majestic canal location
- Enjoy stunning sunsets
- 20m + quayline and pontoon
- Herrington parquet flooring throughout
- Modern amenities for opulence living
- Outdoor kitchen for hosting parties up to 200 guests
- Infinity pool with triple water curtain
- Heated spa/pool for relaxation
- Seated fire pit

Luxurious Master Suite and Spacious Bedrooms

- Master suite with freestanding bath, custom built-in wardrobe and retreat
- Natural light throughout with balcony over canal

Working from Home

- Serene garden view home office with own external entrance

Exquisite Interior Design

- Chic elegance with glass-wrapped elements
- Meticulous attention to detail

Culinary Excellence

- Gourmet kitchen with natural 'River-Bed' granite benchtop
- Butler's pantry, gas cooktop, double ovens, 2 dishwashers
- Custom cabinetry and Billi tap for instant hot and cold water

Cinematic Bliss

- Dedicated home cinema with coffered ceilings, mood lighting and 4K projector

Family Paradise

- Upstairs rumpus room and balcony
- Outdoor kitchen

Garage Storage and Low-Maintenance Garden

- Epoxy-floor high ceiling triple garage, drive-through access with ample storage
- Drought-tolerant garden with irrigation system

Your Ultimate Lifestyle

- Canal living experience with dolphins, fish, and stingrays
- Modern amenities for truly opulent lifestyle
- Short walking distance to Raby Bay Foreshore Park, Raby Bay Marina cafes, restaurants and shops
- Proximity to elite schools such as Ormiston College, Sheldon College, train station, The Lighthouse restaurant, and Cleveland Central shopping centre
- Only approximately 45 minutes to Brisbane CBD, 35 minutes to Brisbane international airport, 30 minutes to Westfield shopping centres

Act swiftly to secure this prestige address; houses of this high calibre would take up to 2 years to construct. The vacant land alone exceeds \$2 million.

Submit your best offer by 4pm Thursday 21st of September, 2023. The

homeowners may sell this home prior to this date at their own discretion.

* 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 buyers are advised to make their own inquiries to verify the information contained herein. All information contained by Kathy Tsai Property is provided to you based on the information we have.

Extra Items I have added,

Control 4 – Full Home Automation 90k + as attached