



## 53 Liriope Drive, KIRKWOOD, QLD 4680

### Refined Coastal Living with a Resort-Style Outdoor Oasis

Gracefully positioned on an elevated 718m<sup>2</sup> parcel capturing cooling breezes and outlooks toward the northern harbour entrance, this impeccably presented lowset residence delivers a sophisticated fusion of privacy, comfort, and effortless luxury.

Backing onto tranquil, untouched bushland and surrounded by established quality homes, the setting is as private as it is exclusive-while remaining just moments from parklands and the convenience of the Kirkwood Shopping Complex.

A home of style and substanceâ€!

Expertly crafted in 2011 by respected local builder CCF Homes, the residence showcases a considered design with an emphasis on space, flow, and refined finishes.

At its heart, the designer kitchen is both elegant and functional-featuring stone benchtops, an additional work space for further prep space, premium soft-close cabinetry, gas cooking, and generous provision for a plumbed refrigerator. It connects seamlessly to the open-plan living and dining zones, creating an inviting space for both intimate family living and sophisticated entertaining.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P179983

**SALE DETAILS**

**OFFERS OVER  
\$869,000**

**CONTACT DETAILS**

**Kylee Young**  
0428 673 350

A dedicated media room adds a further layer of versatility, with newly installed louvers on all the extra windows, and two separate cavity sliders offering a private retreat for relaxation.

Year-round comfort is assured with zoned ducted air conditioning, complemented by ceiling fans and a 6.6kW solar system installed in 2023 for enhanced efficiency.

Private accommodationâ#:

The master suite is a true sanctuary-generous in scale and beautifully appointed, complete with a refined ensuite featuring twin vanities and a double shower.

Three additional bedrooms are equally well-considered, each offering built-in robes, individual climate control, and ceiling fans, serviced by a stylish main bathroom with separate bath and shower.

An outdoor experience beyond compareâ#:

Designed to impress and built to be enjoyed, the outdoor domain is a standout feature of this exceptional home.

The expansive tiled alfresco terrace flows effortlessly from the main living areas, creating a seamless indoor-outdoor connection. Thoughtfully equipped with built-in benching, preparation space, and a dedicated BBQ zone, it provides the perfect setting for elegant entertaining or relaxed weekend gatherings.

At the centre of it all, the striking 7.3m salt-chlorinated pool is framed by newly upgraded modwood outdoor decking, manicured gardens and a lush Sir Walter lawn-evoking the ambience of a private resort.

Completing the offering:

- Double automatic garage with pristine epoxy painted flooring
- Spacious, well-appointed laundry
- Powered 4m x 6m shed-ideal for additional storage or a private workspace
- Secure 6ft Colorbond fencing ensuring peace, privacy, and security
- Designated Parking at the front of the home for your caravan or boat

A residence of this calibre-where lifestyle, location, and luxury converge-is a rare offering. Inspect and experience the elegance for yourself.

Call KYLEE from ELDERS GLADSTONE AND TANNUM SANDS TODAY!!!! To secure your inspection.

Other features: Area Views, Carpeted, City Views, Pool, Prestige Homes

- Land Area 718.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1

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- 3 car garage
- Ensuite





