



144

TALLETBUDGERA DRIVE, PALM BEACH





144



...UNRIVALLED
LUXURY...



UNRIVALLED LUXURY

Opulence in every detail

Presenting over three luxurious levels, **144 Tallebudgera Drive** delivers the epitome of exquisite Hampton's style living and entertaining.

Meticulously designed, it features superior attention to detail, flawless finishes and unrivalled functionality. Everything - from the six bedrooms, all with water views, to the top-of-the-range home automation, to the custom-made interiors and an enviable alfresco area with waterfront cabana - ensures the lucky owners will enjoy a future-proof, forever home which will leave you breathless with its beguiling beauty.

MasterChef's will relish the gourmet kitchen which boasts integrated and Smeg appliances, 40mm Carrara marble island bench and a fully equipped butler's pantry, fringed with French doors opening to a charming pergola.

It also boasts four deluxe bathrooms (with an additional two powder rooms,) a fully equipped media room, a sunny, top floor rumpus room and a study, plus a peaceful, private guest house to ensure the ultimate seclusion for an au pair or older residents.

It's the quintessential, Hampton's style family home you've longed for and it's ready for you to simply move straight in and enjoy.

Technology

• Home Automation

Ability to control lighting, media, audio through the RTI integration program via iPad and iPhone or Android mobile devices.

• Media Room

- 5.1 surround sound - 4 x in ceiling speakers, 1 x wall mounted speaker, 1 x sub
- iPad control via dedicated iPad mini
- 4K HD Epson Projector
- 4K Apple TV

• C-Bus lighting control

Throughout main areas of the house including the living area, kitchen, entry, media room, hallways, stairs, level three rumpus and landscape lighting.

• Multi-zoned audio

Customised zoned audio through an Integra 9.2ch network AV receiver in the living area, media room, level three rumpus, cabana and pool areas. Audio has been prewired for future expansion in areas such as the master bedroom, mid level living and guest house.

All areas have the ability to listen to different music sources simultaneously. Play chill mix in the rumpus room or blast your party tunes by the pool, all at that same time.

• TV and Foxtel

Enjoy free to air TV in all bedrooms, level 3 rumpus, living room, mid level living zone, living area, media room, cabana, spa area and guest house. The home has also been prewired for Foxtel distribution and multiple HDMI and visual sources.

• Internet

Fixed wired internet points throughout the house and wireless access points (WAP)

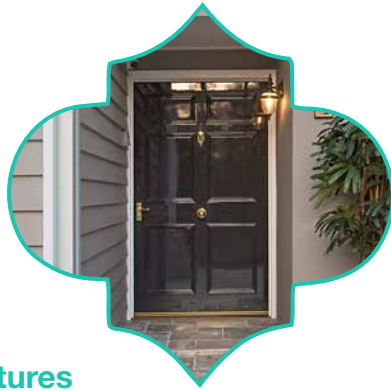
• Security system

- 8 x HD security Camera system with 8TB NVR recorder.
- Security system with sensors, alarms and keypad.
- HD intercom at front door

• Solar system

- 11.3kw system
- 10kw Fronius symo inverter
- Fronius smart metering to allow intelligent energy management from anywhere





Interior Features

- A gleaming black, polished front door sets the tone for the refined elegance which lays in wait.
- A custom coffered ceiling marks the entry into this magnificent home.
- Statement concrete staircases, fringed with Venetian Plaster and Victorian Ash treads link each level.

- Wainscoting, travertine finishes, home automation, ducted air-conditioning and custom made joinery feature throughout.



GROUND FLOOR

• Kitchen and Butlers Pantry

It's the heart of every home and its as fabulous as it is functional. Some of the sumptuous inclusions are:

- 110cm SMEG Thermoseal gas/electric cooker
- SMEG built-in coffee machine
- 170 bottle Vintec wine fridge
- 2 x 525L integrated french door refrigerator with ActiveSmart Foodcare (two of three in the home)
- 2 x SMEG integrated dishwashers
- Bosch built-in microwave
- Carrara marble bench tops
- Custom '144' Victorian Ash timber hamper drawers
- Organised waste disposal spaces

• Dining

This gloriously sunny space, complete with kitchenette with Zip Tap, links effortlessly with the kitchen and the alfresco area.



• Media room

Exceptionally equipped state-of-the-art media room, complete with an Epson projector and a day bed to relax in.

• Living room

Adorned with custom marble cabinetry and bordered by bifold doors, which open to the alfresco terrace.

- Includes a Samsung 4K Ultra High Definition Smart TV



• Guest House

Designed for all kids, big and small! Set under a 5m vaulted ceiling, boasting access to the backyard, private entry, kitchenette and ensuite, it is a peaceful and private accommodation option.

- Includes a Samsung 4K Ultra High Definition Smart TV
- Air conditioning separate to main house

• Study

Custom printed wallpaper, library cabinetry, packed with personality and offering water views.

• Laundry

Including 2 x 9kg front loading combination washer-dryers, delux built-in ironing centre, mudwall, separate toilet and custom '144' underbench hampers.

• Garage

1 x double garage equipped with a Dyson vacuum plus

1 x enclosed double carport with private entrance to guest house.

FIRST FLOOR

• Master suite

- Beautiful barn doors open to reveal an opulent bedroom, modern ensuite, walk-in robe, custom cabinetry plus views to Tallebudgera Creek.
- Includes a Samsung 4K Ultra High Definition Smart TV

• Bedroom 2, 3 and 4

Each of these three bedrooms have sliding glass door access to the balcony with views over the canal and Burleigh Heads National Park.

- Each room includes a Samsung 4K Ultra High Definition Smart TV

• Bedroom 5

- A stunning sanctuary with walk-in robe and ensuite, also overlooking the estuary.
- Includes a Samsung 4K Ultra High Definition Smart TV

• Bathroom

Featuring brush brass fixtures, stand alone bath tub, generous shower and double vanity.

• Living area/parents retreat

Adorned with beautiful, bespoke joinery and nestled outside the master suite.

- Includes a Samsung 4K Ultra High Definition Smart TV

• Walk-in linen closet

This huge storage space comes equipped with 2 x Dyson vacuum cleaners.

SECOND FLOOR

• Rumpus room

A true retreat, the rumpus spans the top floor offering stunning views, climate controlled skylights, 5m raked ceiling and a balcony, it's the perfect place to relax.

- Includes a Samsung 4K Ultra High Definition Smart TV

Exterior Features

• Boathouse

Be the envy of every boat owner on the Gold Coast with your private boathouse/ watersports garage. Complete with boat ramp, 3 phase power and faucet to mains water, this a rare and coveted addition to the property which cannot be replicated.

• Fixed private jetty

• Floating dry dock for boats up to 7 metres

• Two outdoor showers

• Cabana

Enjoy the view and cool summer breeze from your luxurious 32m² cabana.

Raked ceilings and glass stacker doors make this indulgent outdoor living space a feature of the home.

- Includes a Samsung 4K Ultra High Definition Smart TV

• Outdoor kitchen

Your outdoor kitchen is located beside the cabana, overlooking both the pool and canal. Boasting a Beef Eater

4 burner gas barbecue, double wood fire rotisserie and an under bench outdoor display fridge, you'll never want to cook inside again.

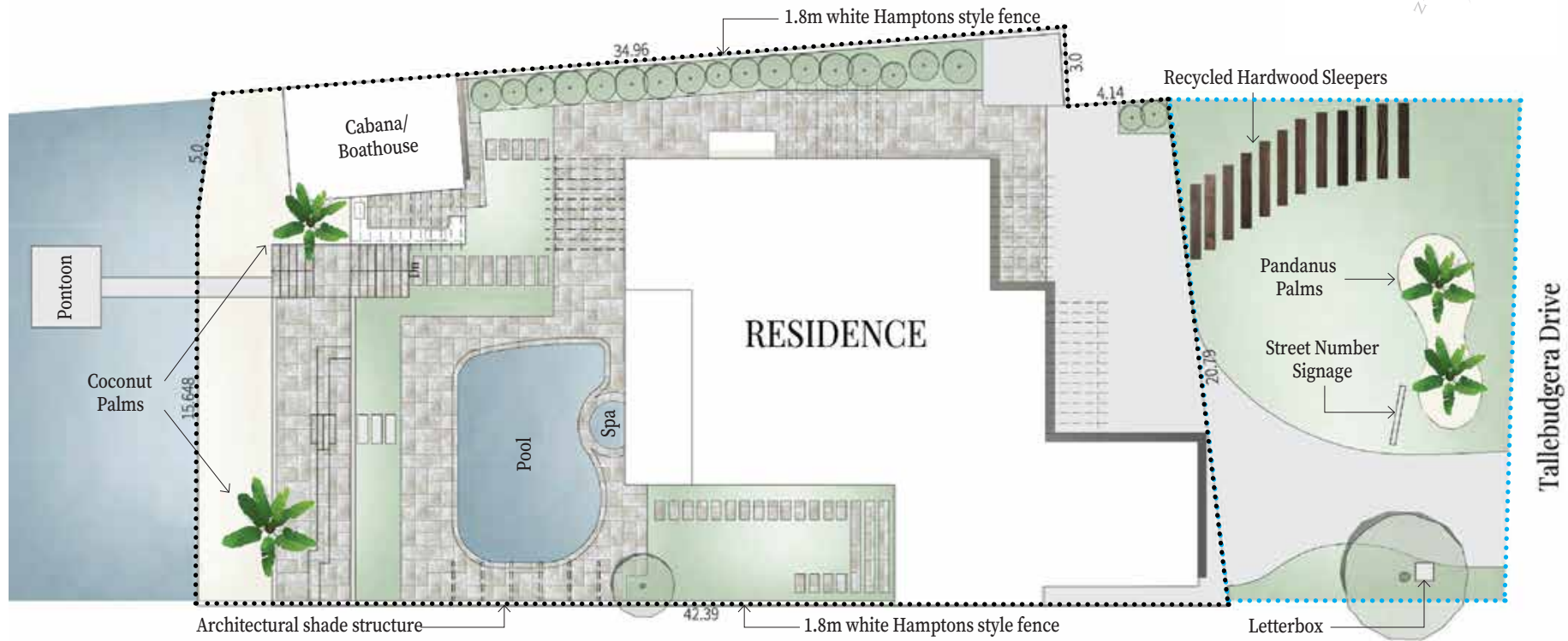
• Outdoor entertainment

- In-ground, supersized salt water pool and spa, fringed with tiered, travertine surrounds.
- Architectural steel shade structure
- 2 x Sonos Audio Stones on either side of the property
- Outdoor toilet plus two outdoor showers
 - Two sunny pergolas
- Includes a Samsung 4K Ultra High Definition Smart TV outside the spa.

• Entrance

- A custom made illuminated house number, signals you've arrived home.
- Secure accommodation for four vehicles
- Custom letterbox with integrated parcel delivery system
- Manicured lawns and gardens with weather sensor irrigation system

SITE PLAN



- Property Boundary 892m²
- Council Land 399m²

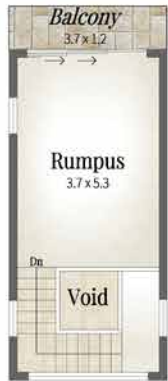
HOUSE PLAN



CABANA



BOAT HOUSE



SECOND FLOOR



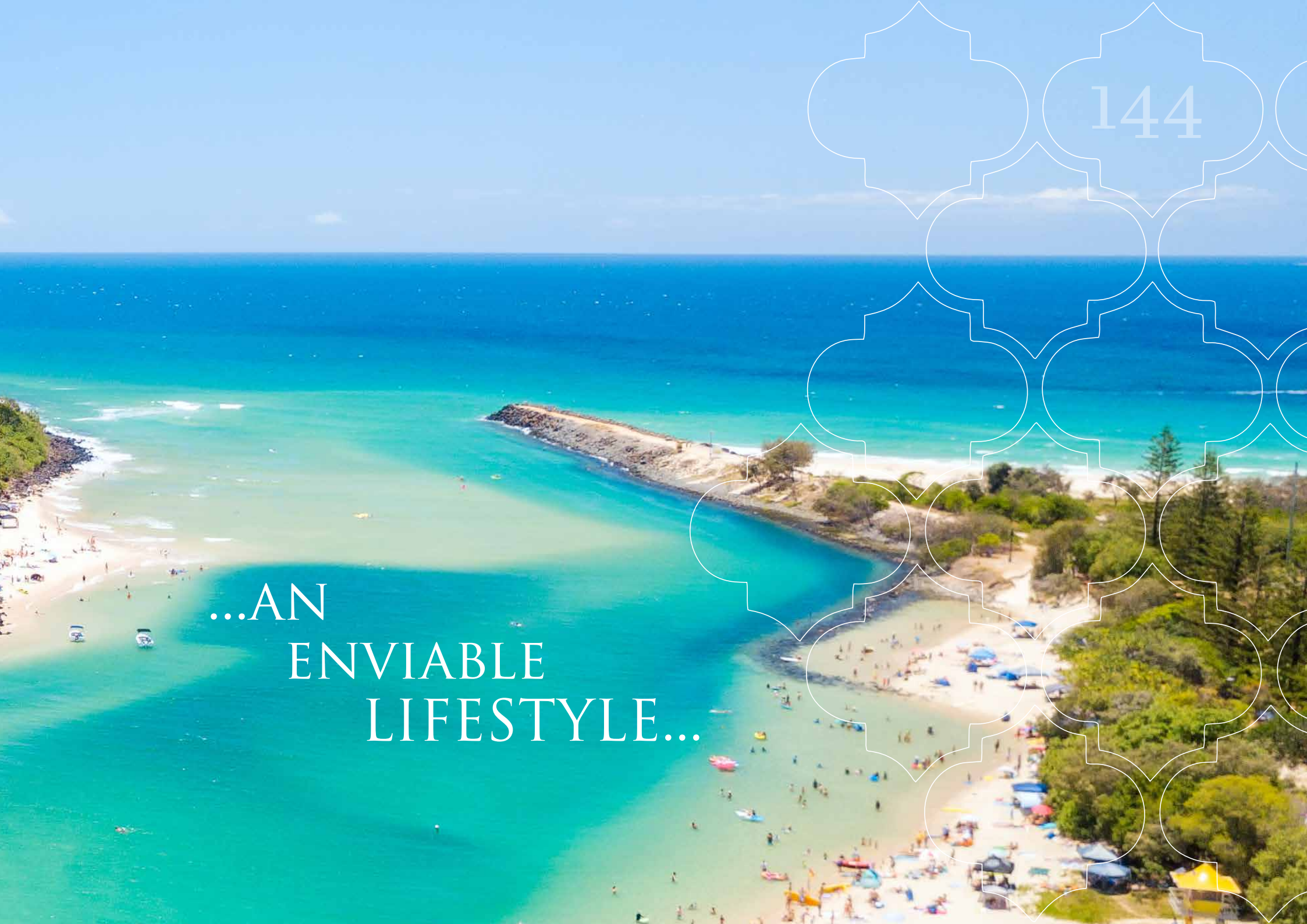
GROUND FLOOR



FIRST FLOOR



...AN
ENVIABLE
LIFESTYLE...





ENVIABLE LIFESTYLE

The biggest adventure you can have is to live the life of your dreams.

Paradise is described as a place of laid-back contentment, a land of luxury and infinite fulfillment.

144 Tallebudgera Drive, Palm Beach epitomises these sentiments in every way.

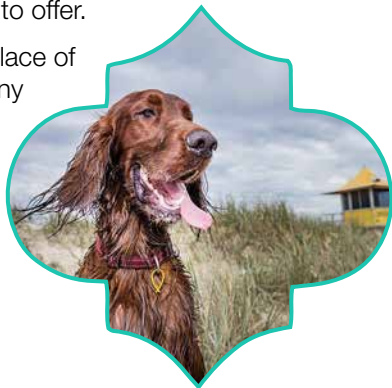
Surfers, sunbakers and families flock here for the wide, sandy and spectacular beach, along with the estuary, which is right on your doorstep. You'll also adore Tallebudgera Creek, an idyllic, family-friendly haven, ideal for those with young children who wish to enjoy a beach experience without the waves.

Aside from the amazing climate and breathtaking views, this captivating stretch of coastline has also been recognised as 'Queensland's Cleanest Beach' multiple times.

There's more than just water sports to tempt you, too. Renowned for festivals, arts and markets and with countless recreational parks and activities walking distance from your front door you'll relish all this vibrant, active community has to offer.

Welcome to a place of balance, harmony and relaxation.

Welcome to paradise.



Want a sample of some of the local delights? Here's what Palm Beach has to offer:

- **Surf life saving clubs**

- Palm Beach Surf Life Saving Club
- Pacific Surf Life Saving Club
- Tallebudgera Surf Life Saving Club

- **Surfing**

If world champion surfers, Mick Fanning and Kelly Slater own homes at Palm Beach, you know the break is something special. A new artificial reef is also being installed.

- **Golf**

There are three courses in the immediate vicinity and many more world-class offerings within a short drive.

- **Fishing**

Cast a line from your boat, from the beach or from the comfort of your backyard!

- **Dog friendly**

Enjoy over 3 kilometres of off-leash beach zones and many off-leash parks.

- **Stand Up Paddle boarding**

- **Kayaking and canoeing**

- **Walking, cycling, yoga or Tai Chi**

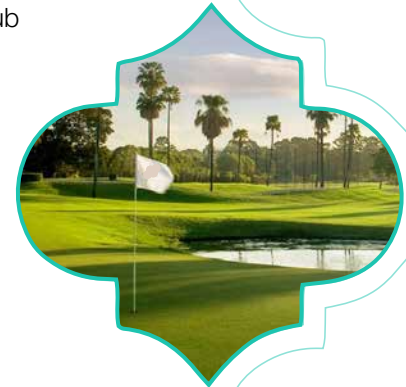
- **Croquet**

- **Water skiing and wake boarding**

- **'Water Wheels' beach wheelchair**

PALM BEACH SPORTING AND ACTIVITY CLUBS

Akuna Dragon Boat Club
Palm Beach Currumbin Sports Club
Tally Valley Indoor Sports
Burleigh Heads Palm Beach Croquet Club
PBC Magpies Basketball
Tallebudgera Pony Club
PBC Alleygators Rugby Club
Alleygators Baseball Club
Sharks Touch Football
PBC Junior Cricket Club
Palm Beach Soccer Club
Palm Beach Scouts
GC Tweed Pipes & Drums
Carpenters Workshop
Elanora Garden Club
GC Archery Club
Palm Beach Currumbin AFL
GC Stocks Sport Club
Palm Beach Currumbin Cricket Club
Australian Shuffleboard Assoc
Palm Beach Squash Club
Palm Beach Boardriders Club
South Coast Netball Assoc
Tallebudgera Active Recreation Centre

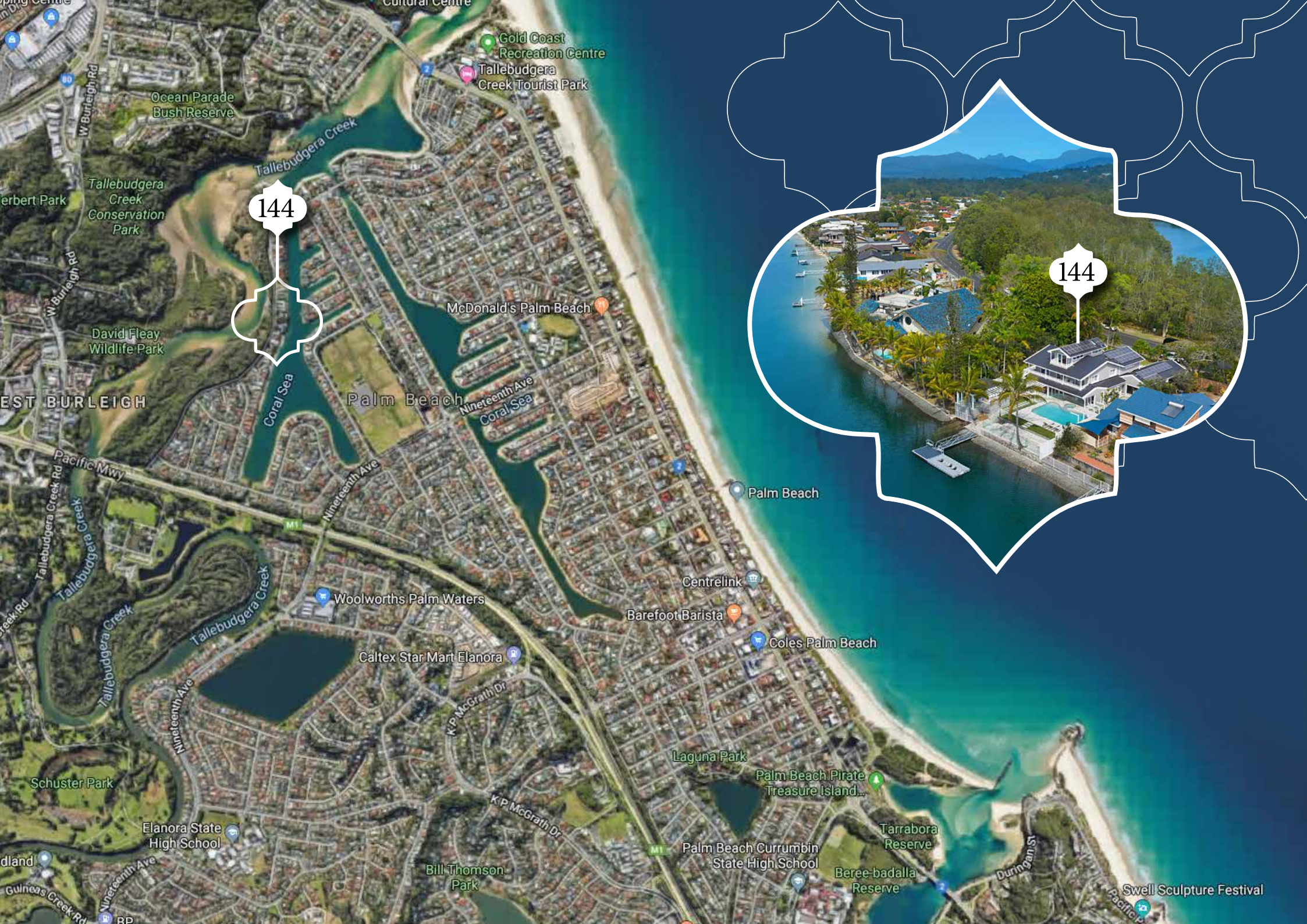




An aerial photograph of a coastal town and bay. The town is built on a hillside overlooking a large, clear blue bay. A road bridge crosses the bay. In the foreground, there is a lush green forested hillside. A road marker with the number '144' is visible in the upper center of the image.

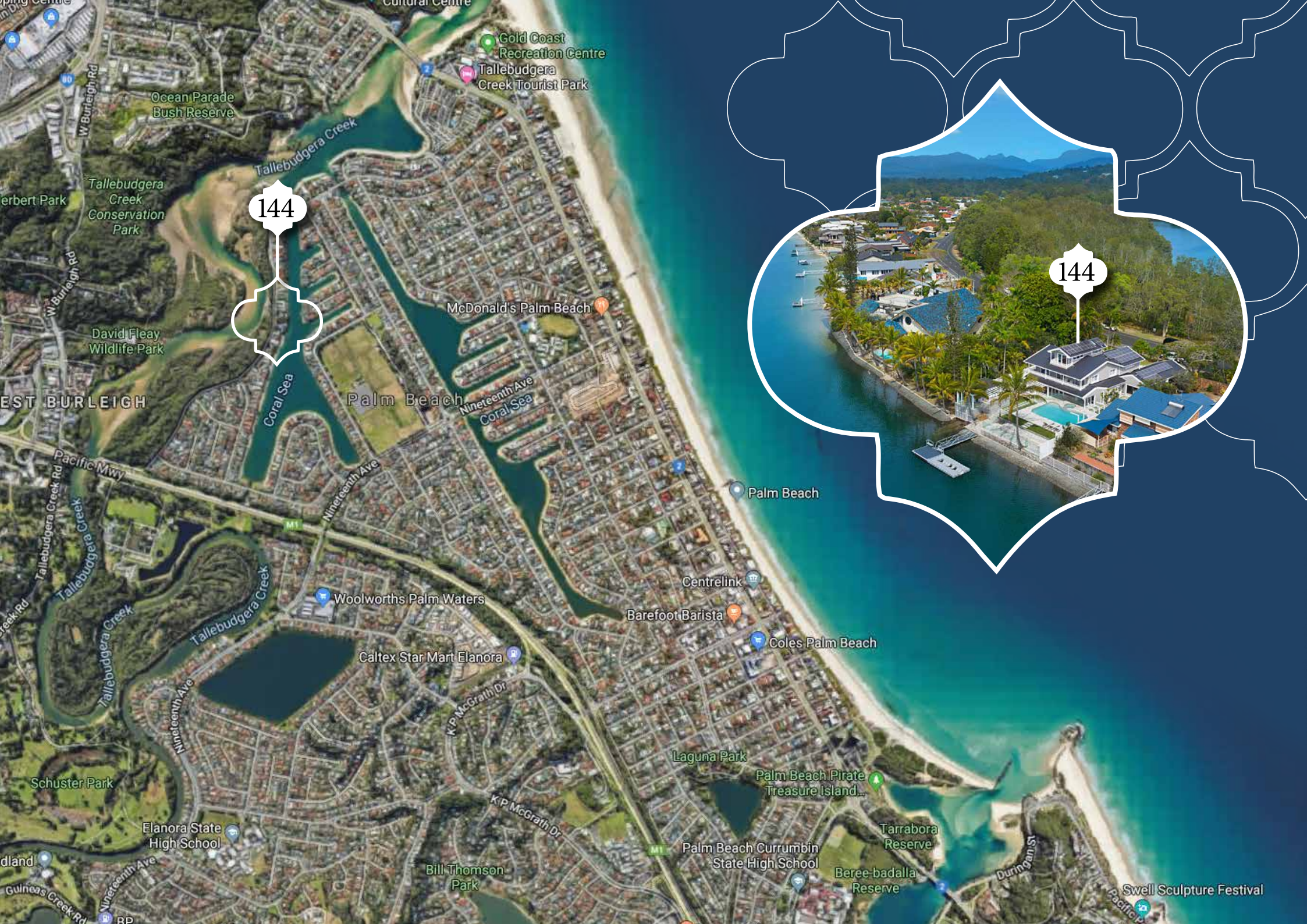
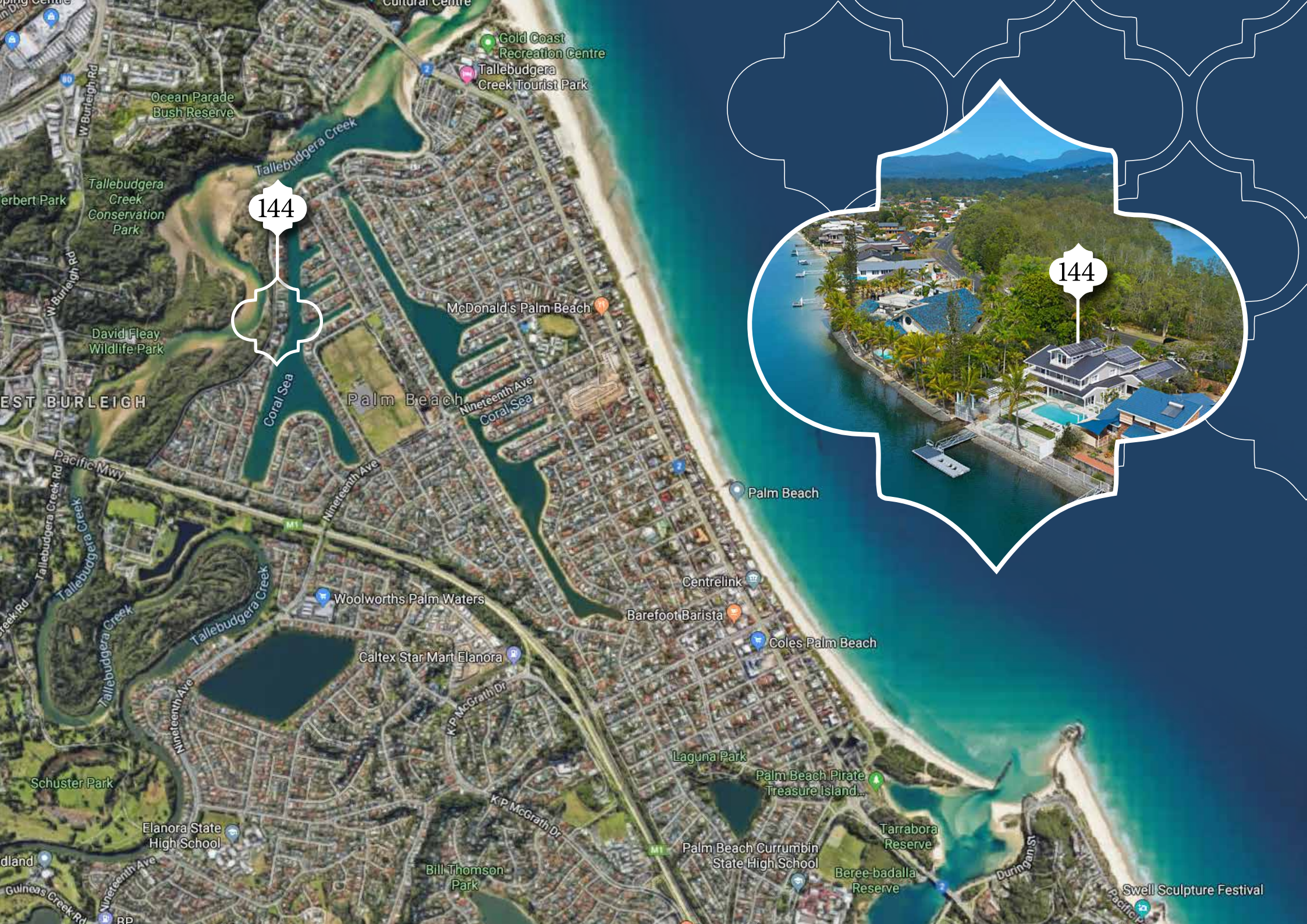
144

...AN
EXCEPTIONAL
LOCATION..



144

144



THE LOCATION

Palm Beach 4221 - Australia's premier residential location

The location of **144 Tallebudgera Drive** is simply unparalleled. Bordered by two waterways, the property is nestled between the pristine waters of Tallebudgera Creek and the canals of Palm Beach, in arguably one of the most tranquil, unspoilt locations on the Gold Coast.

With views encompassing Tallebudgera Conservation Park and Burleigh Heads National Park, it will be a rare privilege to wake up to such picturesque beauty.

With an endless array of activities and entertainment close by along with a four kilometre stretch of coastline running south from Tallebudgera Creek to Currumbin Alley, paradise awaits, moments from your front door.

PROPERTY DETAILS

Floor Size	562m ²
Land Size	892m ²
Council Land (Entry)	399m ²
Local Government	Gold Coast City
Parish Name	Tallebudgera
Primary Land Use	Single Unit Dwelling
Zoning	Residential - A
Lot/Plan	726/RP167320

- **Easy access to the M1 motorway**
- **Less than a ten minute drive to Gold Coast international and domestic airport**
- **Tranquil enclave, tucked away from the fast pace of the northern Gold Coast**
- **Major shopping centres, Pacific Fair and Robina Town Centre, are minutes away**
- **Close to Gold Coast hinterland bush walking tracks and scenic drives**

Schools

Palm Beach State School Primary, Government	0.93 km
Marymount Primary School Primary, Catholic	2.04 km
Elanora State High School Secondary, Government	2.21 km
St Andrews Lutheran College Combined, Independent	2.29 km
Burleigh Heads State School Primary, Government	2.37 km

Dining

Palm Beach has an abundance of cafes, bars and restaurants, catering for fine and casual dining. There are plenty of options for those who enjoy alternative healthy living or maybe you prefer the emerging craft beer and brewery scene? There really is something for everyone.



THE FAMILY VISION

From our family to yours

VAIRAKTARIS FAMILY

The **Taris Property Group** are in the business of delivering dreams. Founded by Theodore Vairaktaris, they construct fully automated habitable spaces which blend luxury with functionality.

This house is your forever home, inspired and designed with all the fine details only a family could appreciate.

PROJECT PARTNERS

We would like to thank our collaborative family for indulging in our vision, believing in our passion and providing superior service and quality during the construction process.

Builder **BM Group AU**

BM Group is a boutique builder, focusing on quality, unique construction and client satisfaction. All projects are built without compromise.

Our directors each have over 15 years experience in both the residential and commercial construction industry.

Brett and Murray established BM group to ensure that respect and quality within the construction industry remains the core of their day to day activities both on and off site.

We aspire to deliver!

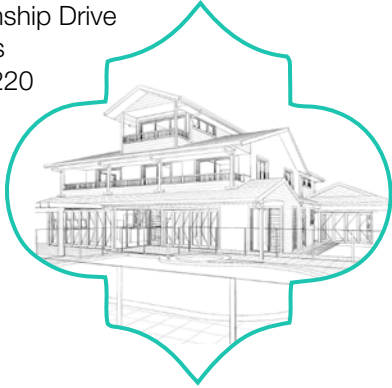
PO Box 122, Miami 4220
info@bmgrouppau.com
0422 711 338



Architect
Stuart Osman Building Designs

Established in 1998, award winning Stuart Osman Building Designs offer you the services of a professional team dedicated to designing the lifestyle you require. Our aim is to have satisfied clients whose criteria have been met in every way; our long list of repeat and referred clients is testimony to the quality of service we deliver.

Unit 2/71 Township Drive
Burleigh Heads
Queensland 4220
07 5520 3022



Styling
Bungalow Home

Bungalow Home is a boutique Property Styling and Interiors studio located on the Gold Coast in Queensland. Inspired by our beautiful coastal surrounds, they create interiors that are warm and welcoming, yet refined with a relaxed feel. Whether you are styling your home to sell, or need help to create your dream forever home, the team at Bungalow Home will work with you to bring your vision to life.

Instagram: @bungalow_home
0400 828 201

Design and Finishes
The Textile & Design Studio

Our mission is to design textiles and spaces with playful patterns that are rich in colour and luxurious in their texture. Our design inspiration is drawn from the diverse natural beauty of Australia.

We are a family orientated business and continually strive to balance work, relaxation and fun!

The customer experience is the core of our business. We are uncompromising in our quest to produce and distribute products of excellence and exceptional customer service.

2574 Gold Coast Highway
Mermaid Beach QLD 4218
design@ttdstudio.com.au

Real Estate Agency
Kollosche

At Kollosche, we have an uncompromising dedication to providing comprehensive real estate services for the prestige residential sector. This is based on a solid foundation established by our Principal prominent Gold Coast real estate expert, Michael Kollosche - and it is one that we continue to uphold proudly to this day.

Ground Floor, 12-14 Albert Avenue,
Broadbeach QLD 4218
rob@kollosche.com.au
michael@kollosche.com.au
0435 304 809

Feng Shui
Feng Shui Gold Coast

Perrie Burton is one of only two FSRC Feng Shui Masters in Australia. She has studied and practiced Feng Shui all over Australia, Singapore, Hong-Kong, Malaysia and United Arab Emirates (Dubai).

Internationally trained in classical Feng Shui, with diverse experience, Perrie has worked on a variety of projects including residential private estates.

'Karma Place'
0414 961 860

Decor
Usher Group

As a family owned business, the Usher Group are considered one of the most experienced decorating and trade services contractors in Australia, delivering high quality, innovative decor and service solutions to a broad range of business sectors.

Our philosophy is focused on providing an unsurpassed level of high-end finishes and exquisite decorations in luxurious habitable spaces that provokes both admiration and envy.

We create and apply an ingenious range of finishes, focal points and experiences.

www.ushergroup.com



PROPERTY INCLUSIONS

A stunning array of premium white goods, custom made embellishments and state-of-the-art technology are included with your purchase of **144 Tallebudgera Drive.**



TITLE	QTY	DESCRIPTION
APPLIANCES		
Up Right Cooker	1	Brand - SMEG Victoria Cooker Model - TRA4110BLSize - 110cm freestanding Thermoseal gas/ electric cooker Energy Rating A Finish - Black enamelled metal EAN Installation - Freestanding Size - 1100mmW x 600mmD x 895 min – 920mm max H (excluding 135mm splashback)
Range Hood	1	Brand - SMEG 90cm Undermount Rangehood Model - SHR900X Finish - Stainless steel Dimensions - 900mmW x 360mmH x 258mmD Installation - Undermount
Integrated Refrigerators	2	Brand - Fisher & Paykel Name - 525L Integrated French Door Fridge, Ice and Water Code - RS90AU1
Guest House Refrigerator	1	Brand - Fisher & Paykel Name - 525L French Door Fridge, Ice and Water Code - RS90AU1
Wine Fridge	1	Brand - VINTEC Model - V190SG2E-BKLH 9327654009557 Type - 170-Bottle Multizone Wine Cabinet
Under Bench Display Fridge (Outdoor Kitchen)	1	Brand - Cater Works Name - 3 Door Under Bench Display Fridge Model - CW-SS-3E Type - 330 Litre Double Tempered Self Closing Doors 1350mmW x 835mmH x 530mmD
Smeg 60cm Dishwashers	2	Brand - SMEG Model - DWAFI6315T Type - Fully Integrated Dishwasher

TITLE	QTY	DESCRIPTION
Built-in Microwave	1	Brand - BOSCH Model - CMG633BB1A 4242005092314 Type - Bosch Series 8 Black Glass Built-in Compact Microwave Oven
Coffee Machine	1	Brand - SMEG Name - Dolce Stil Novo Model - CMS4601NR Type - Black eclipse glass with copper trim 595mmW x 455mmH x 415mmD
Zip Tap	1	Dining Room Brushed Gold
Washing Machines	2	Brand - LG Name - Washer Dryer Combo Wifi Model - WTW1409HCW Type - White 9kg/5kg Front Load Washer Dryer Combo with True Steam 600mmW x 850mmH x 665mmD
Built in Ironing Board	1	Brand - Robin Hood Name - Delux Ironing Centre Model - IC1300 Type - White ironing centre with deep cabinet 408mmW x 1269mmH x 185mmD
Vacuum Cleaners	3	Brand - Dyson Name - V7 Cord-free Located - 1 x garage, 2 x linen closet
Beef Eater Signature 3000S 4 Burner Built In BBQ	1	Brand - Beef Eater Name - Signature 3000S 4 Burner Built In BBQ Model - BS12840 Type - Stainless Steel Gas BBQ 816mmW x 525mmH x 570mmD
Rotisseries	2	Wood fired

TITLE	QTY	DESCRIPTION
HOME AUTOMATION		
Home Automation		Ability to control lighting, media and audio through the RTI integration program via iPads and iPhone/Android
C-Bus Lighting		Lighting control through out main living areas of house - living, kitchen, entry, media room, hallways/stairs, rumpus and landscape lighting. Ability to create scenes such as welcome home or goodnight at the touch of a button (scenes are preset functions that automatically turn on or off lights and adjust lighting to desired levels.) All can be controlled through C-Bus ETLT switches and also the RTI integration program via 1 x portable iPad dock on mid level, 1 x portable iPad in rumpus room level 3, 2 x portable iPad docks in kitchen and media room, as well as on iPhone app.
Multi Zoned Audio		Customised zoned audio through an Integra 9.2 inch network AV receiver to living area, media room, cabana/pool area, rumpus and audio prewired for future expansion in all other areas. All areas have the ability to listen to different music sources simultaneously e.g to Spotify chill mix in the rumpus room and a party mix by the pool at the same time. All can be controlled through the RTI integration program via 1 x portable iPad dock on mid level, 1 x portable iPad in rumpus room level 3, 2 x portable iPad docks in kitchen and media room as well as on iPhone app.
MEDIA		
Media Room		5.1 surround sound, 4 x in ceiling speakers, 1 x wall mounted speaker, 1 x sub lpad control via dedicated lpad mini, 4K HD Epson Projector (Epson TW9400) and 4K Apple TV, all controllable by the iPads.
TV and Foxtel		Free to air TV, prewired foxtel distribution and multiple HDMI and visual sources throughout all bedrooms, rumpus, living room, parents retreat, media room, cabana, spa area and guest house.
Televisions	11	11 x Samsung 4K Ultra High Definition Smart TVs throughout the home including two outdoors, controllable by the iPads.
INTERNET		
Internet		Fixed wired internet point throughout house. Wireless access points (WAP).
SECURITY SYSTEM		
Security System	8	8 x HD security Camera system with 8TB NVR recorder. Security system with pir sensors, alarms and keypad. HD intercom at front door.
SOLAR SYSTEM		
Solar System		11.3kw system 10kw Fronius Symo inverter Fronius smart metering to allow intelligent energy management from anywhere

TITLE	QTY	DESCRIPTION
EXTERIOR FEATURE LIGHTING		
Exterior Wall Feature Lights	14	Name - Hampton Wall Bracket, IP23 Colour - Antique Bronze Size - 185mm x 350mmH
Exterior Feature Light (Backyard)	1	Name - Lucci Fresco Dubrovnik II 3 Light Street Light with Post Colour - Black Size - 560mmW x 2285mmH x 600mmD
INTERIOR FEATURE LIGHTING		
Kitchen Island Bench Pendants	3	Name - Large Hampton Pendant on Chain Colour - Antique Bronze
Stairwell Feature Pendant	1	Name - Doma Hanging Lamp Medium in Brass Dimensions - 45 x 45 x 80cmH
Entrance Pendant	1	Name - Sienna glass chandelier 6 Finish - Brass Length: 63 Width: 96 x Height: 17
LANSCAPING		
Irrigation System		Fully automated, weather sensor irrigation system
CUSTOM MADE FEATURES		
Custom Awnings		KB Shutters - Custom for 144 and Australian made
Custom Soft Furnishings		'144' branded curtains, cushions, day bed and bolsters.
Custom Garage Doors	2	Two x double garage doors
Custom Coat Hooks		Hampton style brass pineapple hooks
Custom Hamper Drawers	13	Butlers Pantry x 10, Laundry Mud Wall x 3 Timber - Victorian Ash, featuring '144'
Custom Letterbox	1	Lockable, integrated parcel delivery system with tracking barcode.
Custom Signage	2	'144' sign plaques at entry and jetty entrance.
Custom House Number	1	Face illuminated house number (front yard.)
Custom Leather Goods		His and hers '144' leather satchel bags and '144' leather keyrings
Custom Tote Bags	20	Reusable canvas tote shopping bags, featuring a '144' embroidered patch and printed linen.

FURNISHINGS:

All staging furniture and home decor pieces have been meticulously chosen to capture the sumptuous style and functionality of **144 Tallebudgera Drive**. We encourage the purchase of the furnishings package with the property, please contact Kollosche Real Estate for a detailed manifest: rob@kollosche.com.au

An aerial photograph of a coastal town and a river at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The river flows from the background towards the foreground, where it meets the ocean. A long, narrow pier or breakwater extends from the shore into the water. The town is visible on the left side of the river, with buildings and a beach. The background shows rolling hills and mountains under a clear sky with a few clouds.

LIVE THE LIFE OF YOUR DREAMS

144

Tallebudgera Drive, Palm Beach

AUCTION ON-SITE

2pm, Saturday 26th October 2019

Disclaimer:

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy.

Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.