

30 Esp, Innes Park, QLD 4670

Auction

House 4 3 1



## ACROSS FROM THE INLET, BEYOND EXPECTATIONS - A RARE LIFESTYL

Auction Location: On-site

Open for Inspection

By Appointment.

Welcome to 30 Esplanade, where life by the coast isn't just a dream - it's your daily reality. Nestled directly opposite the peaceful Innes Park inlet, this stunning two-storey home is more than just a pretty view; it's an invitation to live a lifestyle that many long for but few ever find.

From the moment you arrive, this home exudes charm. A thoughtfully designed pebbled and brick-layered driveway leads you to a single carport attached to a detached garage, with a second outdoor parking bay alongside. Steppingstones guide you toward the entrance, where your new coastal life begins. Start each morning on the breezy front alfresco patio, coffee in hand, watching the sunrise paint the horizon as the tide gently rolls in across the road.

Step inside and be greeted by interiors that echo modern coastal luxury. Ceramic tile flooring flows underfoot, giving the home warmth and durability, while crisp white walls brighten every corner and create a sense of space and freedom. The open-plan dining area is designed for everyday comfort and weekend entertaining. Sliding doors extend this space onto the front patio, letting your dinner parties flow effortlessly outdoors. The dining zone is subtly separated from the kitchen by a stylish feature wall with peek-through cutouts.

Around the corner, the main living space is a true retreat. Air-conditioned and fitted with a ceiling fan, this sunlit area connects seamlessly to the kitchen, where cream cabinetry brings soft coastal tones to life, equipped with a stove, dishwasher, and generous wraparound bench space. Love to entertain? The built-in bar adjacent to the kitchen takes things up a notch. With a mini fridge, built-in wine racks, and elevated bottle storage, it's ready for everything from evening wind downs to celebratory toasts. It's not just a feature...it's a lifestyle enhancer. Off the dining area is a flexible multi-use space perfect for a study, home library, reading nook, or even a pool table room, conveniently complete with built-in narrow storage for pool cues and more. A nearby guest bathroom makes downstairs living even more convenient.

Slide open the wide glass doors to your backyard oasis: a sprawling timber-decked alfresco area, made for summer BBQs, quiet afternoon lounging, and twilight drinks under the stars. The deck connects to the separate laundry, fully equipped with dual bench space, sink, cabinetry, and room for both washer and dryer. And after a beach day just across the road? Rinse off in your own private outdoor shower before retreating indoors. The backyard is full of possibilities - already framed with lush gardens and anchored by a spacious green shed for all your tools and toys. Dream of veggie patches, a fire pit area, or even a plunge pool, the canvas is yours. To the side, another brick-paved patio offers space to relax, host, or create a quiet corner all your own.

### Listed By

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Listing Number: 3495046