
8 Binburra Avenue, Toowoon Bay

Property Features & Inclusions

Architecturally designed and built by esteemed local builders Benchmark Builders, this exceptional residence showcases oversized proportions, premium finishes and a meticulous commitment to quality. Located just 200 metres from the pristine shoreline of family-friendly Toowoon Bay Beach and positioned in a quiet cul-de-sac, it offers a flawless blend of coastal luxury, sophistication and effortless indoor/outdoor living.

Architectural Design & Construction

- Architecturally designed residence with a high-end, contemporary fit-out throughout.
- Constructed by highly regarded local builders **Benchmark Builders** (benchmarkrenos.com) with an emphasis on grand proportions and premium finishes.
- Ecotec external wall panels complemented by Rockcote architectural feature finishes.
- Feature **Air Slate walls** enhancing the main living area.
- Colourbond roofing and external cladding for durability and low-maintenance living.
- Heavy-duty premium sliding doors and windows by **Sublime Aluminium & Glass**, enabling seamless indoor/outdoor flow.
- Velux skylight to the main living zone, maximising natural light.
- Expansive enclosed garage approximately **7.0m x 14.1m** with **3.6m high clearance**, ideal for a boat, caravan and two vehicles, plus additional covered rear storage.
- Custom **Loughlin Furniture** blackbutt timber vanities.
- Premium tiling supplied by **Earp Tiles**.

Accommodation & Layout

- Four generously proportioned bedrooms across two levels.
- Two full bathrooms plus an additional toilet located within the laundry.
- Luxurious master suite featuring walk-in robes, custom joinery and a luxe ensuite with floor-to-ceiling tiles and double vanities.
- Upstairs living retreat with kitchenette, opening onto a covered balcony with ocean views.
- Three oversized upstairs bedrooms, all with built-in robes and ceiling fans.
- Open-plan living and dining zones designed for seamless indoor-outdoor integration.
- Professionally designed cinema/theatre room with a 10-speaker surround sound system.

Kitchen & Entertaining

Main Kitchen Includes: - Dual **760mm ovens**. - Premium **Dekton benchtops**, including splashback and butler's pantry surfaces. - Built-in microwave/convection oven. - Induction cooktop plus dedicated gas

wok burner. - Fully integrated refrigerators — *included*. - Integrated dishwasher. - **Zip Water system** providing filtered, sparkling and boiling water.

Additional Entertaining Features: - Butler's pantry with additional **V-Zug dishwasher**. - Dedicated bar area with separate wine and beer fridges. - Outdoor entertaining area featuring a built-in four-burner BBQ and separate wok with Dekton benchtops. - Heated **7.0m x 3.0m** saltwater swimming pool. - Outdoor shower.

Technology & Comfort

- **13.3kW solar system** comprising 33 rooftop panels.
- Fully ducted air-conditioning with zoned climate control.
- Ceiling fans throughout.
- **Control4** whole-home audio-visual automation system.
- Four-zone integrated audio system.
- Televisions installed in:
 - Main living area
 - Outdoor BBQ area
 - Upstairs living space
 - Master bedroom
(All televisions included)
- Ducted vacuum system throughout.

Included with the Sale

- Theatre lounge seating.
- All wall-mounted televisions.
- Outdoor BBQ and wok.
