



# M-MOTION

'Real Estate's New Generation'



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Your New Lifestyle Awaits



769m<sup>2</sup>

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39 Park Avenue, Broadbeach Waters

# HAMPTONS THEMED

## Your New Lifestyle Awaits

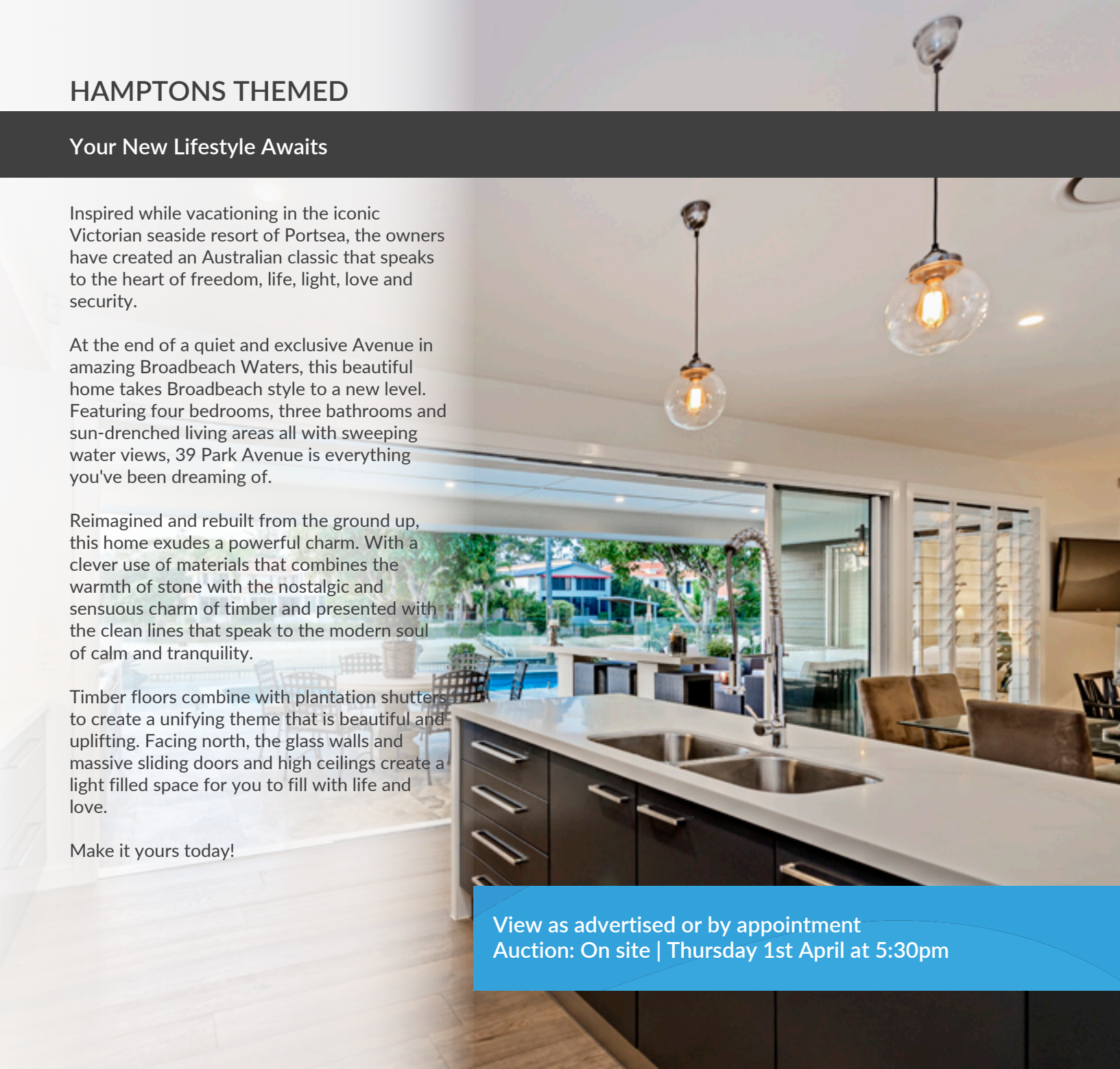
Inspired while vacationing in the iconic Victorian seaside resort of Portsea, the owners have created an Australian classic that speaks to the heart of freedom, life, light, love and security.

At the end of a quiet and exclusive Avenue in amazing Broadbeach Waters, this beautiful home takes Broadbeach style to a new level. Featuring four bedrooms, three bathrooms and sun-drenched living areas all with sweeping water views, 39 Park Avenue is everything you've been dreaming of.

Reimagined and rebuilt from the ground up, this home exudes a powerful charm. With a clever use of materials that combines the warmth of stone with the nostalgic and sensuous charm of timber and presented with the clean lines that speak to the modern soul of calm and tranquility.

Timber floors combine with plantation shutters to create a unifying theme that is beautiful and uplifting. Facing north, the glass walls and massive sliding doors and high ceilings create a light filled space for you to fill with life and love.

Make it yours today!



View as advertised or by appointment  
Auction: On site | Thursday 1st April at 5:30pm





"Live, Laugh, Love"



"It's all about taste!"





"A dream lifestyle"



"Mi casa es su casa"







"Family & Friends"



## "North To Water"







## Property Specifications

- ◉ Newly built (2014/2015)
- ◉ 4 Bedrooms, 3 bathrooms
- ◉ North to wide water
- ◉ 769m2
- ◉ Stone benchtops
- ◉ European appliances
- ◉ Ducted air conditioning and ceiling fans throughout
- ◉ Light filled pantry
- ◉ Home office or study
- ◉ Double lock-up garage
- ◉ Modern pool
- ◉ Plantation shutters
- ◉ Quiet cul-de-sac position
- ◉ Close to everything Broadbeach has to offer
- ◉ Sun-drenched, Hamptons theme with a blend of nostalgic wood & warm stone
- ◉ Multiple outdoor entertaining areas
- ◉ Alfresco dining
- ◉ Impressive rental returns
- ◉ 4 minutes to Pacific Fair Shopping Centre (One of the largest shopping centres in the southern hemisphere)
- ◉ 4 minutes to Star Casino & Entertainment District
- ◉ 5 minutes to Beach

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## Seller's Insights

"This home was designed as an entertainer where the interior of the property flows and integrates seamlessly with the alfresco entertaining area."

"Waking up during winter and having the northern sun entering into your bedroom and kitchen is simply one of the nicest ways to start your day."

"There is nothing better than coming home after a long day at work and sitting by the pool with a glass of wine watching the sun go down with spectacular sunsets."



## Market Analysis

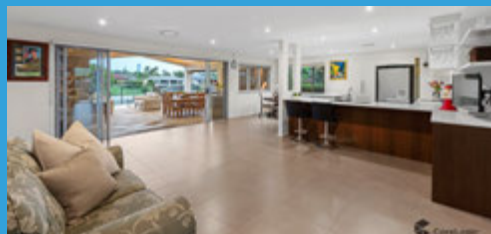
### 16 Coobowie Street Broadbeach Waters

Price: \$2,085,000  
Traded: 31 Oct 2020  
Size: 734m<sup>2</sup>  
4 bed, 3 bath, 2 car



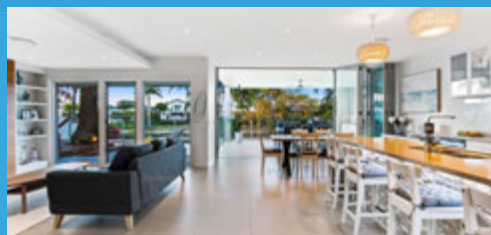
### 23 Delungra Street Broadbeach Waters

Price: \$1,960,000  
Traded: 31 Oct 2020  
Size: 803m<sup>2</sup>  
3 bed, 2 bath, 4 car



### 7 Coobowie Street Broadbeach Waters

Price: \$1,850,000  
Traded: 29 Jan 2021  
Size: 734m<sup>2</sup>  
4 bed, 3 bath, 3 car



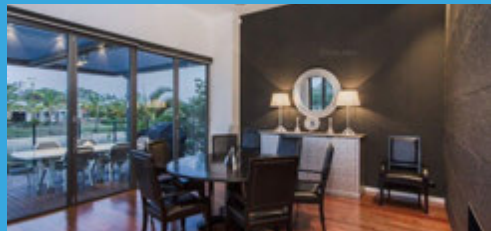
### 1 Meredith Drive Broadbeach Waters

Price: \$2,200,000  
Traded: 4 Dec 2020  
Size: 863m<sup>2</sup>  
4 bed, 4 bath, 2 car



### 162 Rio Vista Boulevard Broadbeach Waters

Price: \$2,400,000  
Traded: 25 Aug 2020  
Size: 849m<sup>2</sup>  
5 bed, 3 bath, 2 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*





"North to wide water - 769m2"

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## Suburb Profile

Broadbeach Waters is a wonderful suburb with an exceptional lifestyle and also a solid investment for your family's future. It has predominantly waterfront homes with a few pockets of dry blocks throughout. It's canals are clean and thriving with fish and mud crabs, and approximately 15 minutes by boat to the Gold Coast Broadwater and seaway.

The suburb has ample parks for kids, and of course they will have their own private beach in front of your house. No traffic issues as there are several streets exiting the area, so traffic jams are a thing of the past. With the Gold Coast getting bigger and bigger, Broadbeach Waters situated where it is, is a great place to live and a very smart investment. It is also within a 15 minute drive to all of the Gold Coasts Private and Public Schools.

Lastly it is situated just across the road from the Gold Coasts Tourist Hub, Broadbeach. With it's golden beaches, trendy cafes and countless array of shops and of course Pacific Fair shopping center, one of the largest shopping centres in the southern hemisphere. Great Suburb, Great Location, Great Lifestyle.







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