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'REMARKABLE FAMILY HOME AWAITS'



556m²



Property Overview

With foresight gained from years of overseas travel and a clear vision for what the future held, this location was south out to build a family home that would survive the test of time.

Now, 35-years later, that vision endures, and it is clear this house was built to last. Boasting many attributes that are overlooked in newer buildings, this large, solid, family home yearns to once again be brought to life with the activity for which it is intended... a new family will soon call this place home.


This house has character, it has charm, and you can see the integrity within its construction. Flaunting beautiful high ceilings and vibrant tiled floors on the entry level, the open plan dining and living sprawls onto a large timber deck that capitalises on the true North-to-water perspective of this property. Abundant natural light, air flow, space, and gentle water breezes makes this a home to be enjoyed all year round.

With five spacious bedrooms, including the master suite situated on the ground floor, three bathrooms, four car accommodation and ample outdoor living; a refurbishment will modernise this home and capitalize on its inherent value.

This is a dominant waterfront position with ocean access and a white sandy beach, you are gazing straight up the canal towards the city skyline on the not-too-distant horizon.

The location is remarkable. Situated in a quiet street, you are merely minutes to that which has made the Gold Coast an international destination of choice. A 450-metre stroll will see you arrive at Pacific Fair Shopping Centre, while the Star Casino, Gold Coast Convention & Exhibition Centre and the buzz of Broadbeach's dining and entertainment precinct is walking distance or just two minutes in an Uber.

With instructions from the Trustee, this property must be sold. This is a once in a generation opportunity.



View as advertised or by appointment
Auction: On site | Saturday, 6th August 2022 at 1:00 pm



"Good Morning Sunshine"



"The Heart of the Home"



"Friends, Family & Fun"



"Your True North"



"Lazy Sunday Mornings"

"Prime Location"

Star Casino

Broadbeach

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Pacific Fair Shopping Centre





Broadbeach Waters

Property Specifications

- Positioned on an Ideal 556m2 Waterfront Block
- Elevated Building Pad
- Located in the Heart of Broadbeach Waters
- Approximately 22m of Street Frontage
- Ocean Access & White Sandy Beach
- True North-to-Water Perspective
- Fully Fenced Property with Front Gate
- Double Lock-Up Garage & Further Off-Street Parking
- Low Maintenance Front Garden
- Timber Deck Entertaining Area Leading to Lower Garden
- Air Conditioning & Fans Throughout the Home
- Beautiful High Ceilings & Vibrant Tiled Floors Downstairs
- Downstairs Master Bedroom, WIR & Twin-Vanity Ensuite
- 5 Spacious Bedrooms with Built-In-Robes & 3 Bathrooms
- Lower Level Open Plan Dining & Living Area. Additional, Upstairs Living Space with Double-Door Balcony.
- Tasmanian Oak Kitchen with Gas Cooktop
- Parquetry Flooring Upstairs
- 5,000L Water Tank
- Walking Distance to the Star Casino, Pacific Fair & Broadbeach Dining and Entertainment Precinct
- Existing Boat House & Outdoor Shower
- City Skyline Views

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'real estate's new generation'



Seller's Insights

"This has always been a happy place to call home... If you believe in 'Energy' you will sense positivity as soon as you arrive"

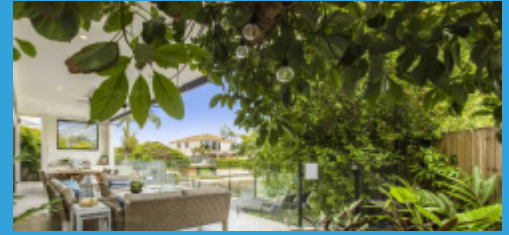
"The convenience of this location cannot be overstated. The close proximity to all you need and want will literally enhance your standard of living, every single day of your life."

"You will while away a Sunday morning on the back deck and you'll not want the day to end... That said, entertaining friends and family with the backdrop of the GC skyline will always impress"

Market Analysis

11 Merrimac Boulevard, Broadbeach Waters

Price: \$1,845,000
Traded: 3 Mar 2021
Size: 556m²
4 bed, 3 bath, 2 car



15 Winterhaven Key, Broadbeach Waters

Price: \$2,120,000
Traded: 9 Sept 2021
Size: 587m²
3 bed, 2 bath, 1 car



37 Merrimac Boulevard, Broadbeach Waters

Price: \$1,635,000
Traded: 21 Oct 2021
Size: 556m²
4 bed, 2 bath, 2 car



9 Rebecca Court, Broadbeach Waters

Price: \$2,500,000
Traded: 29 Sept 2021
Size: 625m²
5 bed, 3 bath, 2 car



44 Merrimac Boulevard, Broadbeach Waters

Price: \$2,200,000
Traded: 29 Oct 2021
Size: 632m²
3 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.



SITE PLAN LEGEND

1. Residence
2. Entertaining
3. Entertaining Deck
4. Viewing Deck
5. Entry Foyer
6. Driveway

open.view.com



Lauren Mahon
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Internal: 294 m² | External: 77 m² | Approx Total: 371 m²

Plans shown are only indicative of layout. Dimensions are approximate.

"Grow with the flow"

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Suburb Profile

Recognised for its state of the art canals, Broadbeach Waters is the suburban counterpart of bustling Broadbeach – offering the 'best of both worlds'. Boasting predominantly waterfront homes, with a few pockets of dry blocks nestled throughout, the calibre of properties, lifestyle and opportunity on offer is simply unmatched.

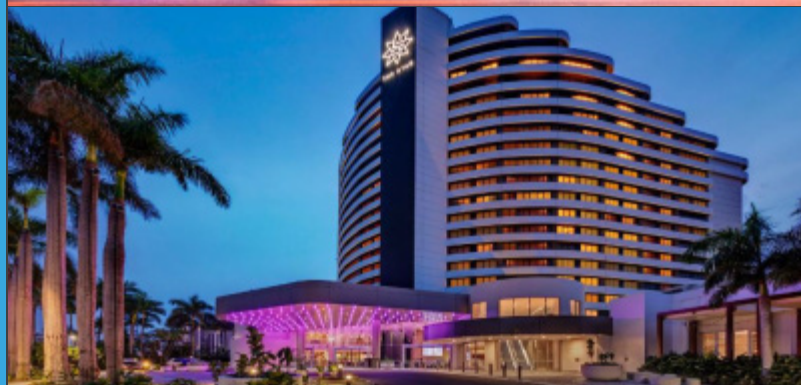
These canals are adorned with fish, mud crabs and other sea life, making your backyard a fisherman's playground. Not to mention, the close proximity to the Gold Coast Broadwater and Seaway makes Broadbeach Waters the ideal place to call home for the boating enthusiast.

Broadbeach Waters epitomises Gold Coast living... your waterfront oasis is still just a stones throw from that which has made the Gold Coast an international destination of choice; you are no more than a short stroll from Pacific Fair Shopping Centre, The Star Casino and the Gold Coast Convention & Exhibition Centre.

From a practical perspective, you are minutes from several leading private and public schools, hospitals and sporting centres. This suburb truly is for the growing family.

Situated across the road from the buzz of central Broadbeach, there is no end to the dining and entertainment on offer. From the golden beaches to the trendy cafes, there is a reason Broadbeach is growing so rapidly.

This remarkable suburb offers sea-change with no sacrifice and to buy here would be a solid investment in your family's future.





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