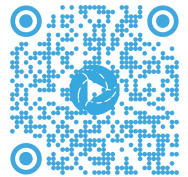




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'WIDE WATER, NORTH FACING'



859m²


Property Overview

'WIDE WATER, NORTH FACING'

Situated in the heart of Broadbeach Waters, you are just moments to everything the GC has to offer. It gets better; your new home is positioned on a large and impressive 859m2 block at the end of a quiet cul-de-sac... AND if that's not enough to excite you, you have 32metres, yes 32metres of sandy waterfrontage... With a perfect North facing aspect and being beautifully placed at the junction of the canal, you have beautiful wide waterfrontage with direct ocean access.

Rarely do you find double-brick constructed homes on the Gold Coast, but here you have one. This is a solid home; the entire house is Full brick. A private and enchanted entry leads directly into a bright, airy and spacious home. With high ceilings throughout and a flow that promotes both comfortable living and entertaining alike, this home truly caters to the modern family. The open plan living areas integrate seamlessly with a beautiful and large outdoor deck, elevated to overlook your sparkling inground pool, sandy beach and private pontoon. What kind of boat will you have? Four large bedrooms, two of which are master bedrooms, complete with walk in robes and ensuites. Three fully renovated bathrooms with floor to ceiling tiles, ducted air-conditioning and high ceilings throughout, this home is cool in summer and warm in winter. Flaunting marble benchtops and stainless-steel appliances, the generously sized kitchen will be the heart of your home. Overlooking the pool area and unifying your internal living spaces, this kitchen takes center position, making this impressive house a welcoming home.

For so many reasons, this is an impressive property set to become an amazing family home but moreover a remarkable long-term investment. The seller has issued us with firm instructions to sell and given us just two weeks to get the job done. This is an opportunity that will not last.

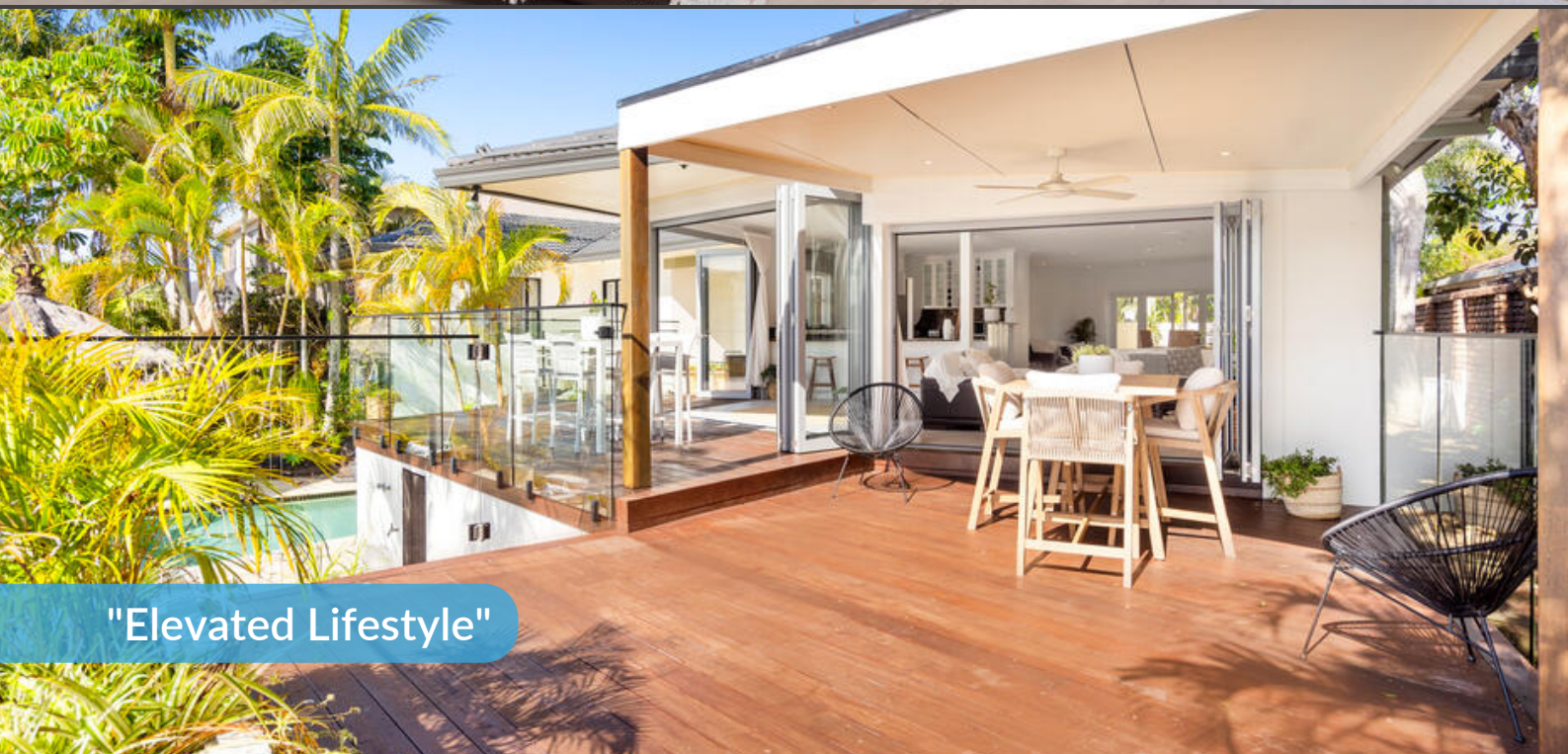


View as advertised or by appointment
Auction: On site | Saturday, 1st July 2023 at 12:00pm





"Welcome Home"



"Elevated Lifestyle"



"Refresh & Recharge"

"Prime Position" ADISE



BROADBEACH

Property Specifications

- Situated on an Impressive 859m2 Waterfront Block
- Position at End of Cul-De-Sac & Junction of the Canal
- Centrally Located in the Heart of Broadbeach Waters
- Perfect North Facing Aspect with City Skyline Views
- 32m of White Sandy Beach & Direct Ocean Access
- Security Gate & Enchanted Sandstone Entry
- Solid Fully Fenced House - Double Brick Construction
- Bright, Airy Home Boasting High Ceilings Throughout
- Impressive Gourmet Kitchen with Marble Benchtops
- Spacious Open Plan Living with Multiple Living Areas
- Aluminium Stackers Integrate Outdoor Entertaining Area
- Front & Rear Patio/BBQ Area
- Massive, Elevated, Hardwood Timber Entertaining Deck
- Large Sparkling Saltwater Pool & Bali Hut
- 4 Impressive Bedrooms - 2 are Master Suites w Walk-In Robes & Ensuites. Water & Pool Views from Rear Master
- Huge Additional Rumpus or Media Room
- 3 Renovated Bathrooms with Floor to Ceiling Tiles
- Ducted Air Conditioning Throughout
- Large Floating Pontoon. Plenty of Under Deck Storage. Secure Double Car Accommodation
- Minutes to Pacific Fair, Casino & Convention Centre
- Access to Public Transport, Schools & Much More!

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Seller's Insights

"Whether it's in the morning or afternoon, sitting out of the deck overlooking the water, watching the tide roll in or roll out, watching the sun reflect from the city skyline and just taking it all in is truly a blessing. You will really appreciate the Northern perspective and the elevated position of this area."

"The house is like a bunker! Entertain in the dining room and not hear the children in the rumpus room. It's soundproof! Given the construction, the potential to build up or out will massively add value and your views will be great."

"The 32 metres of water frontage and being at the junction of the waterway is not just impressive, it dramatically adds to the appeal, the functionality and the privacy of the entire property. You will fall in love with it."

Market Analysis

68 Rio Vista Boulevard, Broadbeach Waters

Price: \$2,875,000
Traded: 06 May 2022
Size: 690m²
4 bed, 2 bath, 2 car



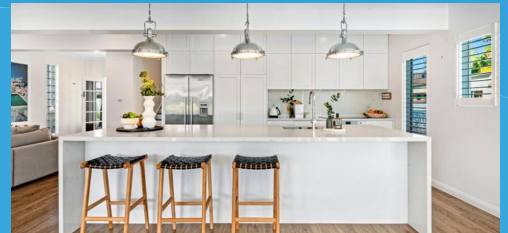
16 Coobowie Street, Broadbeach Waters

Price: \$3,000,000
Traded: 21 Jan 2023
Size: 734m²
4 bed, 3 bath, 2 car



15 Andrew Avenue, Broadbeach Waters

Price: \$2,710,000
Traded: 19 Aug 2022
Size: 880m²
4 bed, 3 bath, 2 car



3 Sheridan Park Avenue, Broadbeach Waters

Price: \$3,100,000
Traded: 02 Feb 2022
Size: 771m²
4 bed, 3 bath, 2 car



68 Waitomo Street, Broadbeach Waters

Price: \$2,990,000
Traded: 03 Jun 2023
Size: 840m²
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.



SITE PLAN LEGEND

- | | |
|-------------------------|------------------------|
| 1. Residence | 6. Pool |
| 2. Covered BBQ Area | 7. Bali Hut |
| 3. Balcony | 8. Pontoon |
| 4. Outdoor Entertaining | 9. Porch |
| 5. Covered Alfresco | 10. Carport 4.2 x 12.8 |



Michael Mahon
0414 275 272

27 Coobowie Street, Broadbeach Waters
Internal: 298 m² | External: 147 m² | Approx Total: 445 m²

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



"Grow with the Flow"

Visit 27Coobowie.com

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 optimizes 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.





M-MOTION

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