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'HAVANA & CAVADO - BUY ONE OR BUY BOTH'



394m<sup>2</sup>



## Property Overview

### 'HAVANA & CAVADO - TWICE THE LOVE, TWICE THE APPEAL'

The time to live your dream is now. Elegantly designed and built to the highest standard, the opportunity to secure one or both of these stunning homes is now on offer. A rare opportunity to say the least.

The presence of twin homes, proudly standing side by side is impressive. Whether you are looking for a luxury waterfront home or you have imagined a lifestyle where your family lives next door, this is an offering not to be overlooked.

With the warmth of natural stone and timber adorning the front façade, and an abundance of natural glass capturing rays of sunshine, ocean breezes and wraparound views, you'll be inspired to live life to the full.

Upon entering, a six-meter void above the American Oak staircase provides a feeling of luxury that continues throughout the home. The gourmet kitchen boasting a massive Caesar stone island bench sets the scene to entertain in style. All-season living areas and alfresco BBQ areas will be the birthplace of countless memories and lazy Sunday mornings. You will love living here!

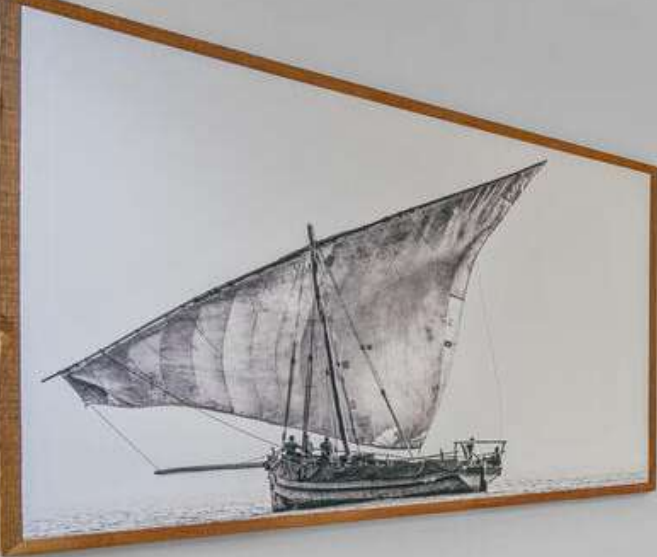
All five bedrooms are impressive. With the practicality of downstairs bedrooms as well as two masters upstairs, you have choices. But it will be an easy one! The true master bedroom is stunning. Awaken each morning to amazing waterfront views and step out onto your own private balcony that overlooks a private white sandy beach, pontoon and heated swimming pool.

Make the choice to live your dream. Your time is now. Welcome home, welcome to Havana and Cavado.



View as advertised or by appointment  
Auction: On site | Saturday, 20th May 2023 at 11:00am





"Welcome Home"



"Entertain in Style"



"Your New Lifestyle"



"Lazy Sundays"





"A New Perspective"





"Cruise on Home"

Property Specifications

- ◉ Twin Homes on an Ideal 800m2 Waterfront Block
- ◉ Built to the Highest Standard in 2022
- ◉ Quiet Cul-De-Sac in the Heart of Broadbeach Waters
- ◉ North South Outlook w Water, City & Hinterland Views
- ◉ Ocean Access & White Sandy Beach
- ◉ Low Maintenance Property with Gated Security Entrance
- ◉ Climate Control & Kasta Smart System Throughout
- ◉ Bright, Airy Home Boasting a 6-metre Void Upon Entry
- ◉ Oversized Ceilings & Doors Across All Levels
- ◉ Grand American Oak Timber & Glass Staircase
- ◉ 5 Generous Bedrooms with BIR's & 4 Modern Bathrooms
- ◉ Master w Private Balcony, WIR & Double Vanity En Suite
- ◉ Expansive Open Plan Living, Dining & Lounge Areas
- ◉ Spacious Gourmet Kitchen with Separate Butler's Pantry
- ◉ Caesar Stone Benches. Top of the Line Smeg Induction Cooker & Oven. Built-In Fridges, Freezers & Dishwashers
- ◉ Alfresco Entertaining w Heaters, Fans & Built-In BBQ
- ◉ Stunning Heated Pool w Glass Frontage & Fireplace
- ◉ Engineered Timber Flooring in all Living Areas
- ◉ 15KW Solar with 11KW Back Up System (42 Panels) Separate Utility/Security Room
- ◉ 6m x 3m Pontoons with Water, Electricity & Piers
- ◉ Marine Decking & Boat House with Storage

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## Seller's Insights

The design of these two properties demanded a position with wide-water and expansive wrap-around views. We also wanted a quiet street with no through traffic. It took a while but we found it. When you compare this position to other Broadbeach properties, the expansive water, the views to both the city skyline and the hinterland, you will truly appreciate this position for what it is.

Waking up in this home will be a daily reminder of how fortunate and blessed you are. You will start your day with positivity, gratitude and enthusiasm; it's impossible not to!

Everyone that arrives at this home, whether they are family or friends, is immediately impressed. If you like to entertain, you will love the flow from your internal living space to the alfresco dining, BBQ and even out onto your own private beach! Your weekends will literally feel like a mini vacation...

## Market Analysis

41 T E Peters Drive, Broadbeach Waters

Price: \$3,500,000  
Traded: 24 Apr 2023  
Size: 774m<sup>2</sup>  
5 bed, 3 bath, 3 car



16 Coobowie Street, Broadbeach Waters

Price: \$3,000,000  
Traded: 21 Jan 2023  
Size: 734m<sup>2</sup>  
4 bed, 3 bath, 2 car



26 Sunshine Boulevard, Broadbeach Waters

Price: \$3,300,000  
Traded: 07 Nov 2021  
Size: 556m<sup>2</sup>  
4 bed, 4 bath, 2 car



14 Merrimac Boulevard, Broadbeach Waters

Price: \$3,450,000  
Traded: 19 Sept 2022  
Size: 668m<sup>2</sup>  
6 bed, 3 bath, 2 car



6 Beverley Crescent, Broadbeach Waters

Price: \$7,000,000  
Traded: 26 Oct 2022  
Size: 764m<sup>2</sup>  
4 bed, 4 bath, 3 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.*





"Havana & Cavado - Buy One or Buy Both"

Visit [HavanaBroadbeach.com](http://HavanaBroadbeach.com) & [CavadoBroadbeach.com](http://CavadoBroadbeach.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.







'Real Estate's New Generation'



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