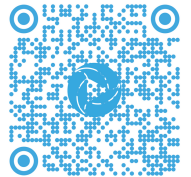




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'EAST FACING ON WIDE WATER'



798m<sup>2</sup>

# Property Overview

## 'EAST FACING ON WIDE WATER'

East Facing, Wide Water and City Skyline Views...  
This is the home you've been looking for!

Perfectly positioned in the heart of Broadbeach Waters, this large east-to-water block is just shy of 800m<sup>2</sup> and boasts approximately 20-metres of wide water frontage. With a golden sandy beach, this is what many dream of. You have the opportunity to bring these dreams to life! Waking up to the energising rays of the morning sun, you will realise an East-facing home is simply superior.

Security gate entry, high walls and privacy provide a sense of comfort and calm. Four bedrooms will serve you well. With two of those being master suites, your options are greater. Your internal open-plan living integrates a stunning black marble kitchen, aptly designed for the modern family and entertainer alike.

The flow is effortless, but where it leads is the true 'piece de resistance'. Created just seven years ago, your outdoor living area is exquisite. This space is truly an extension of your home. Your city skyline views sparkle with the morning sun and glitter as the sun sets.

Enjoy life on the water, with your own boat, parked on your very own pontoon. With main river and direct ocean access a new world awaits. Your stunning pool and pool area will be enjoyed all year round. A completely separate space with a resort-style feel, you really are spoilt for choice.

Once you step inside this home, you will know you've arrived. You will know this is exactly where you're supposed to be...

View as advertised or by appointment  
Auction: On site | Saturday, 7th Sept 2024 at 1:30pm







"Cook & Overlook"



"Relax & Unwind"





"Family Movie Nights"



"New Beginnings"





"Entertain in Style"



## "Perfect Perspective"



Convention Centre

The Star Casino

Broadbeach

Pacific Fair Shopping Centre

## Property Specifications

- 📍 Situated on an Impressive 798m<sup>2</sup> Waterfront Block
- 📍 Enviable East-to-Water Aspect with City Skyline Views
- 📍 Centrally Located in the Heart of Broadbeach Waters
- 📍 Main River & Direct Ocean Access
- 📍 Approx. 20-Metres of Wide Water Frontage
- 📍 Golden Sandy Beach with Pontoon (Power & Water)
- 📍 Bright & Airy Home Boasting Tasteful Renovations
- 📍 Security Entry, Gates, Fencing & Cameras
- 📍 Four Generously Sized Bedrooms with Built-In-Robes
- 📍 Two Impressive Master Suites with Elegant Ensuites
- 📍 Gourmet Black Marble Kitchen with Breakfast Area
- 📍 Open Plan Living & Dining Areas
- 📍 Large Home Theatre with Projector & Blockout Blinds
- 📍 Resort-Style Pool with Beautiful Water Feature
- 📍 Undercover Entertaining Deck. Fully Insulated Under Main Roof. Built-In Fire Pit Area & Established Gardens
- 📍 Double Glazed Aluminium Bifold Doors
- 📍 Glass Fencing Ensuring Unobstructed Views
- 📍 Air-Conditioning & Fans Throughout
- 📍 Pool Shed. Oversized Double Lockup Garage. A Further Two Secure, Gated Off-Street Parks
- 📍 Fronius German Power with Korean Solar Panels
- 📍 Minutes to Everything the GC has to Offer!

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## Seller's Insights

"Mornings are magical, evenings are literally bliss... You will love sitting out on the back deck. It never gets old. It's a reminder of how blessed we are to live in such a beautiful place."

"This location is more than convenient, you have everything you will ever need or want within minutes from your front door. Shopping, dining, entertainment it's all so close. Once you're used to it, you won't be able to live without it!"

"Having two separate entertaining areas, front and back, gives you options and choice. It also gives you separation if you and your kids are both entertaining at the same time..."

# Market Analysis

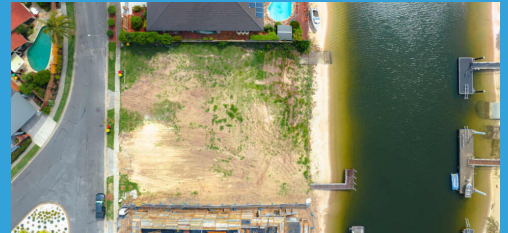
15 Bombala Street, Broadbeach Waters

Price: \$2,350,000  
Traded: 24 June 2024  
Size: 734m<sup>2</sup>  
4 bed, 2 bath, 2 car



10 Bal Harbour, Broadbeach Waters

Price: \$2,500,000  
Traded: 03 Feb 2024  
Size: 708m<sup>2</sup>  
Land



22 Rio Vista Boulevard, Broadbeach Waters

Price: \$2,150,000  
Traded: 24 March 2024  
Size: 819m<sup>2</sup>  
3 bed, 2 bath, 2 car



10 Sara Avenue, Broadbeach Waters

Price: \$2,700,000  
Traded: 21 April 2024  
Size: 835m<sup>2</sup>  
4 bed, 2 bath, 2 car



3 Rudd Street, Broadbeach Waters

Price: \$2,800,000  
Traded: 09 Feb 2024  
Size: 793m<sup>2</sup>  
4 bed, 2 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.*





168 Rio Vista Boulevard **BROADBEACH WATERS**

4 | 3 | 4 | 317m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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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 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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