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'LIVE LIFE ON YOUR TERMS'



3 

3 

2 



506m<sup>2</sup>



## Property Overview

### 'LIVE LIFE ON YOUR TERMS'

Presenting 'as new' this North East facing home is exquisite. From the moment you arrive, you feel the care, you sense the pride and you see the quality. 6 Teal Avenue awaits...

The bright, airy and energising ambiance of this home will motivate you to live life to the full. Your new Hamptons style kitchen flaunts 'chic', but more than a centrepiece, this is the heart of your home.

Character and charm have not been overlooked. It is evident throughout the home. Your large internal living spaces integrate seamlessly with your 'Florida Room', an outdoor space you will adore all year round.

Guests can stay, they will certainly want to. However, this king-size master suite is reserved for the lord of the manor.

Here you have your space, you have your privacy, you are safe, and you are secure. As requested, low maintenance is the order of the day. Lock up and leave only to return to your beautiful home just as you left it.

This location is world-class, it's more than convenient; it provides a lifestyle that most only ever dream of. Your new lifestyle will be the envy of many.

This is an opportunity to live a life of inspiration every day. This is a premier home, in an outstanding area... This is the one!



View as advertised or by appointment  
Auction: On site | Saturday, 19th Oct 2024 at 10:30am





"Gourmet Gatherings"



"Quality Time..."





"Your Retreat"



"Room to Breathe"





"Green & Serene"



"World Class Location"



Property Specifications

- Perfectly Positioned in the Heart of Paradise Point
- Third House from the Broadwater
- Situated on a Low Maintenance 506m² Block
- Enviably North-East Aspect
- Master-Built Home Presenting 'As New'
- High Ceilings & Oversized Doors Throughout House
- Three Generously Sized Bedrooms, Plus Study
- Home Office with Separate Lock & External Access
- Three Coastal Bathrooms with Stone Features
- King Size Master with Walk-Through Robe & Ensuite
- New Hamptons Style Kitchen with Breakfast Area
- Caesarstone Bench, Triple Oven & 5-Burner Gas Cooktop
- Open Plan Living & Dining Areas
- Separate Sound-Proof Media Room with Double Doors
- Private Alfresco 'Florida Room' with Kwila Timber Decking & ZipTrak Screens. Front & Back Garden
- Ducted, 5-Zone Commercial Grade Air-Conditioning
- 5,000L Water Tank Servicing Laundry, Toilets & Garden
- 2kW Solar, Three Phase Power, Low Energy Lighting
- Oversized Insulated Double Garage with 3000mm Ceilings, Epoxy Flooring, Internal & External Access
- Seconds to the Beach, Broadwater & Parklands
- Minutes to Local Shops & Dining on the Esplanade





## Seller's Insights

"The quality of life here is exceptional; A short walk and you're on one of the most beautiful waterways in the world. Once you become accustomed to having the Broadwater at your doorstep, you'll never look back!"

"Being single level, you can rest assured that this home will serve you for years to come. Plus, you'll love the low maintenance greenery... Lockup and leave as you please. Here you'll have more life!"

"You will live in the Florida Room year round - overlooking your backyard and equipped with all the bells and whistles! You'll whip up a feast in your Hamptons style kitchen to be enjoyed out here..."

# Market Analysis

6 Donald Avenue, Paradise Point

Price: \$2,100,000  
Traded: 20 Dec 2023  
Size: 562m<sup>2</sup>  
4 bed, 3 bath, 2 car



10 Abalone Avenue, Paradise Point

Price: \$1,600,000  
Traded: 12 Jan 2024  
Size: 506m<sup>2</sup>  
3 bed, 1 bath, 2 car



20 Plover Avenue, Paradise Point

Price: \$1,810,000  
Traded: 31 Oct 2023  
Size: 506m<sup>2</sup>  
4 bed, 2 bath, 2 car



12 Havana Way, Paradise Point

Price: \$2,040,000  
Traded: 13 April 2024  
Size: 502m<sup>2</sup>  
4 bed, 5 bath, 2 car



15 Bruce Avenue, Paradise Point

Price: \$1,525,000  
Traded: 19 July 2024  
Size: 506m<sup>2</sup>  
3 bed, 1 bath, 1 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.*





6 Teal Avenue **PARADISE POINT**

3 Beds | 3 Baths | 2 Cars | 220m<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

Often hailed as a hidden gem of the Gold Coast, Paradise Point boasts serene waterfront living and lush parklands, providing residents with a relaxed lifestyle amidst natural beauty and a tight-knit community. Its prime location along the northern end of the Broadwater makes it a peaceful retreat while still being conveniently close to all the attractions the Gold Coast has to offer.

Paradise Point residents enjoy a delightful array of dining and entertainment options. The suburb features charming cafes and restaurants that offer stunning views of the water, perfect for leisurely meals and social gatherings. The local markets and boutique shops further enhance the vibrant community atmosphere.

With excellent transport links, Paradise Point is easily accessible for both locals and visitors. Public transport options include bus services connecting to surrounding areas, while major roads ensure quick access to the Pacific Motorway and the bustling hubs of the Gold Coast.

For outdoor enthusiasts, Paradise Point is a haven for water activities such as kayaking, paddleboarding, and fishing, as well as walking and cycling along picturesque paths. The tranquil beaches and parklands create an inviting environment for families and individuals alike who cherish an active, outdoor lifestyle. The suburb is family-friendly, fostering a strong sense of community among residents of all ages. Local events, sports clubs, and social groups make it easy to connect with neighbours and engage in shared interests, ensuring that everyone feels welcome.

Paradise Point offers a unique blend of coastal charm, recreational opportunities, and convenient amenities. With its beautiful waterfront and relaxed atmosphere, this vibrant Gold Coast suburb stands out as an ideal place to call home.







# M-MOTION

'Real Estate's New Generation'



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