

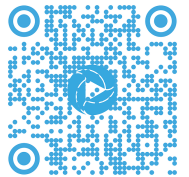


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39

'DESIGNED FOR LIFESTYLE'



309m<sup>2</sup>

# Property Overview

## 'Designed for Lifestyle'

Welcome home, welcome to 2 of 39 Holland Court – where contemporary elegance meets effortless coastal living. Nestled in a tranquil cul-de-sac and bordering a lush council reserve, this architecturally designed residence offers a rare combination of privacy, sophistication and modern convenience.

Built just a few years ago, every detail has been meticulously crafted to enhance both form and function. Step inside, and you'll be greeted by an abundance of natural light, high ceilings, and premium finishes. Expansive open-plan living spaces seamlessly integrate with your outdoor entertaining area, overlooking a sparkling saltwater pool – an oasis of relaxation and refinement. A striking timber staircase leads you to an additional living retreat servicing the upstairs bedrooms. Each of the four generously proportioned bedrooms boast their own private ensuite, taking comfort and practicality to new heights. The master suite, however, is a sanctuary unto itself. Featuring a stunning ensuite complete with bathtub, and a private balcony, this is the perfect escape at day's end.

The crown jewel is your very own rooftop terrace. Here, you will entertain in unparalleled style, take in breathtaking sunsets over the hinterland, and watch as the city skyline comes to life. This is your exclusive vantage point and the ultimate 'WOW' factor.

Positioned just moments from the golden sands of Broadbeach, world-class dining, Pacific Fair Shopping Centre, The Star Casino, and the Gold Coast Convention Centre, this is more than a home – it's a lifestyle.

Your lifestyle is guaranteed, capital growth assured and happiness for you and yours is all but promised. Welcome to your new residence.



View as advertised or by appointment  
Auction: On site | Saturday, 15th Feb 2025 at 12:00pm



"Ease of Living"



"Elegant Entertaining"



"A Brighter Future"



"Refreshing Outlook"



"Your Vantage Point"

## "Coastal Living"

Moana Park

Surfers Paradise

Broadbeach

## Property Specifications

- Quiet Cul-De-Sac in the Heart of Broadbeach Waters
- Built Brand New Only a Few Years Ago
- Low Maintenance Block & Modern Build
- Adjoining Lush Council Reserve
- Tri-Level Home with City Skyline & Hinterland Views
- Ducted & Zoned Air-Conditioning and Fans Throughout
- Four Spacious, Ensuted Bedrooms
- Expansive Master Suite with Private Balcony
- Chic Twin-Vanity Ensuite w Bath & Large Walk-In Robe
- Open Plan Living with High Ceilings & Oversized Doors
- Living Areas Upstairs & Downstairs
- Gourmet Kitchen with Island Bench & Smeg Appliances
- Outdoor Entertaining Area with Built-In TV & Heaters
- Sparkling Saltwater Pool with Water Feature & Deck
- Impressive Rooftop Terrace with Built-In Kitchen, Teppanyaki, Fire Pit, Powder Room & City Skyline Views
- Plenty of Oversized Storage Areas
- Double Lock-Up Garage & Further Off-Street Parking
- Security System, 50 Solar Panels & Water Tank
- Walking Distance to Pacific Fair, the Star Casino & Broadbeach's Dining and Entertainment Precinct
- Minutes to the Golden Sands of Broadbeach
- Close Proximity to Leading Private & Public Schools

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## Seller's Insights

"This location is fantastic, you will love it. You will enjoy the space and peacefulness of this quiet cul-de-sac, but you are literally just moments to the buzz and excitement of everything the GC has to offer..."

"You will really appreciate the size and the flow of this home. Its architectural flair provides comfortable living where the family can come together or enjoy separation and peaceful privacy."

"If you're an entertainer, you will relish in this home... Dinner parties, BBQ's or sunset drinks, this is the home that caters perfectly for all occasions... Enjoy!"

# Market Analysis

1/41 Merrimac Blvd, Broadbeach Waters

Price: \$2,430,000  
Traded: 11 Sept 2024  
Size: 287m<sup>2</sup>  
4 bed, 4 bath, 2 car



5 Welby Street, Broadbeach Waters

Price: \$2,110,000  
Traded: 04 May 2024  
Size: 633m<sup>2</sup>  
4 bed, 3 bath, 2 car



3B Andrea Avenue, Broadbeach Waters

Price: \$2,367,000  
Traded: 19 May 2024  
Size: 361m<sup>2</sup>  
3 bed, 3 bath, 2 car



17 Darnay Road, Broadbeach Waters

Price: \$2,600,000  
Traded: 22 Aug 2024  
Size: 650m<sup>2</sup>  
5 bed, 6 bath, 4 car



1/160 Monaco Street, Broadbeach Waters

Price: \$2,300,000  
Traded: 03 May 2024  
Size: 330m<sup>2</sup>  
3 bed, 4 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.*





## 2/39 Holland Court, Broadbeach Waters

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

4 | 4 | 2 |



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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 world class homes, 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 you and your family's future.





'Real Estate's New Generation'



**MICHAEL MAHON**

M 0414 275 272

E Michael@m-motion.com.au

1300MYSUCCESS

**LAUREN MAHON, LL.B.**

M 0491 111 939

E lauren.mahon@m-motion.com.au

[m-motion.com.au](http://m-motion.com.au)