

1/11 Beverley Crescent, Broadbeach Waters, Qld 4218



Duplex/Semi-detached For Sale

Thursday, 16 May 2024

1/11 Beverley Crescent, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 508 m2

Type:

Duplex/Semi-detached



Jamie Harrison

0424965891

Auction

Showcasing contemporary elegance across three levels, this near-new waterfront entertainer was built to impress. Enriched with superior attention to detail and quality finishes, a sleek kitchen takes centre stage on the ground level, equipped with Smeg appliances for easy catering and a butler's pantry to keep mess concealed. Host guests on the water-view alfresco terrace or venture to the top level where entertaining is literally elevated to new heights. A lounge with a wet bar spills onto a rooftop terrace, offering a place to gather against a panoramic hinterland and Broadbeach skyline backdrop. Luxe comfort is also ever-present in the light-filled living and dining area, which invites in gentle breezes via louvred windows and large-scale sliding doors. Four spacious bedrooms emulate this too, including the master suite. Complete with a private balcony, dual walk-in robes, and indulgent ensuite, it's a serene retreat. Bedroom two also boasts a modern ensuite, with a main bathroom catering to the remaining rooms. Outdoors, a sun-soaked full-size pool and a deck promises an endless summer, or explore the waterways, with a pontoon to house your jet-ski or boat. With additional features such as an executive office, two powder rooms, double garage with storage and solar panels, this home truly is a masterclass in modern functionality.

The Highlights:

- Contemporary waterfront entertainer, near-new and built to impress
- Spans three levels, showcasing superior attention to detail and quality finishes
- Sleek kitchen with Smeg appliances plus a butler's pantry with ample storage
- Light-filled dining and living area enjoys a seamless transition to the outdoors
- Top floor entertainment lounge with wet bar, opens to a rooftop terrace with impressive Broadbeach and hinterland views
- Master suite with private water-view balcony, dual walk-in robes and luxe ensuite with large shower and freestanding bath
- Three remaining bedrooms are sunlit and spacious; one includes an ensuite and the others are serviced by the modern main bathroom
- Executive office
- Two powder rooms
- Alfresco entertaining area with built-in BBQ
- Sun-soaked full-size pool and deck
- Established gardens
- Exclusive use pontoon
- Solar panels

Outgoings & Income:

- Council Rates: \$4,325.80 per annum approximately
- Water Rates: \$2,271.64 per annum approximately
- Body Corporate Insurance: \$5,316.66 per annum approximately
- Rental Appraisal: \$2,000 - \$2,250 per week approximately

Situated in the coveted Golden Triangle, make the most of being a short drive to Pacific Fair, Star Casino, and Broadbeach dining, retail and entertainment precinct. Golden beaches also beckon in 2.5km, while in 5km you'll find yourself in the heart of Surfers Paradise. Factor in the proximity to elite schools, golf courses, parklands and more and it's easy to see why this location is sought-after. Contact Jamie Harrison on 0424 965 891 and arrange your inspection today.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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