

**1/34 Naranga Avenue, Broadbeach Waters, Qld 4218**

**JR JOHN REID**

**House For Sale**

Wednesday, 8 May 2024

1/34 Naranga Avenue, Broadbeach Waters, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



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## Contact Agent

Immerse yourself in the effortless allure of this near new villa, nestled within the tranquil embrace of Florida Gardens, and only moments to the vibrant heart of Broadbeach. Meticulously crafted to amplify natural light and elevate everyday living; whitewashed interiors are enhanced by high-ceilings and natural timber elements, while exteriors showcase a crisp modern aesthetic. Boasting a free-flowing layout, the open-plan living and dining merges with the gourmet kitchen at one end and the alfresco entertaining deck with sparkling plunge pool at the other. Stacking glass sliders blur the lines between indoor and outdoor living on the lower level, while upstairs the master suite enjoys a private balcony, ensuite bathroom and walk-in robe. Thoughtfully separated by an open-air retreat, 2 further bedrooms with built-in robes are serviced by the main bathroom on the upper level, with a convenient powder room downstairs providing amenity for guests. Offering a relaxed coastal lifestyle with the location to match, this serene 2-storey haven is uniquely positioned within walking distance to waterfront parklands, trendy cafes, lively shopping and dining precincts, plus pristine sandy beaches. Features: - 4 year old villa located in sought-after pocket of Broadbeach Waters - Florida Gardens- 3 generous sized bedrooms, master with private balcony, large walk-in robe and ensuite with bath- 2 contemporary bathrooms plus powder room- Gourmet chef's kitchen with butlers pantry- Flowing open plan design flooded with natural light and fresh breezes- High ceilings- Multiple living zones (upstairs and downstairs)- Undercover outdoor alfresco area and sun deck- Sparkling in-ground pool- Secure double lock-up garage- A moments stroll into the heart of Broadbeach; shopping, dining, the beach, schools and transport Suburb profile: The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything – you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel. Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.