

**1/41 Sunrise Boulevard, Surfers Paradise, Qld 4217**

**FOR**

**BY**

**Sold Villa**

Tuesday, 12 December 2023

1/41 Sunrise Boulevard, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 354 m2**

**Type: Villa**



For Sale By Agent  
1300831940

**\$1,825,000**

Located in the heart of Surfers Paradise, this exquisite two-storey waterfront villa has been meticulously renovated to create a stunning home. It is ideal for those seeking a spacious, modern, open plan and functional residence while downsizing from a larger property, yet still embracing the Gold Coast waterfront lifestyle. This villa boasts a number of impressive features: Upon entry, the eye is immediately drawn to the gleaming marble floors, that extend from the entrance to the rear of the villa. Beyond is an inviting in-ground pool surrounded by a terraced entertaining area, complete with a private cabana. A lavish timber-laid staircase leads up to another spacious living area, finished with the same beautiful wood flooring. Completing the upper level are three bedrooms, two of which are spacious master suites, both with luxurious en-suite bathrooms; one having a walk-in wardrobe. Prepare to be amazed by the quality of this exceptional property; modern fixtures and fittings blend seamlessly with contemporary finishes to create a stylish and comfortable 'sea-change' home. The villa is surrounded by captivating, low-maintenance tropical gardens and a resort-style courtyard, all of which create a tranquil oasis. Designed to maximise outdoor living, this home offers breathtaking views of the Surfers Paradise skyline and is ideally situated in a highly sought-after location. The open floor plan on the lower level is perfect for entertaining and revolves around a magnificent centrally located chef's kitchen. This layout allows for easy access to the living and dining areas, as well as a convenient study nook.

**KEY POINTS:-** This property is a turnkey solution, perfectly ready to move in or rent out.- Close to the heart of Surfers Paradise.- 15-minute walk to the CBD (Google Maps 1.2km).- 3 Bedrooms.- 3 Bathrooms.- Two of the bedrooms are spacious master suites with full en-suite bathrooms.- Beautiful Chef's Kitchen featuring genuine stone bench tops.- Jetty provides access to the water.- Beautiful in-ground pool and grassed area.- Meticulously maintained following a complete renovation.- Breathtaking Surfers skyline and city views.- Incredibly quiet and peaceful location.- Minutes to the beach by car.- Modern two-story villa, 302sqm + 52.5sqm driveway; a total of 354.5sqm.- Terraced entertaining area with poolside cabana.- Close to great shops and restaurant dining.- Body corporate - shared insurance only.- Pet friendly.- Gorgeous location.- Spacious modern open-plan living areas located both downstairs and upstairs.- Concrete suspended slab construction is a testament to its master-build quality. To arrange a PRIVATE VIEWING of this beautiful home, please contact the Exclusive Agent. The Phone Code for this property is: 40638 please quote this number when phoning or texting.