

**10 Aroona Avenue, Broadbeach Waters, Qld 4218**



**House For Sale**

Thursday, 9 November 2023

10 Aroona Avenue, Broadbeach Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 639 m2**

**Type: House**



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## Auction

Peace, privacy, and impeccable elegance unite to deliver delightful single-level living. Nestled amongst easy-care gardens that radiate a tropical tranquillity, this renovated residence is move-in ready. Spanning a 639m<sup>2</sup> footprint that boasts unique dual street access, it's a handy extra that promotes flexibility and convenience in a prime location. Fresh and bright throughout, enjoy the generously sized galley-style kitchen, complemented by premium appliances and stone benches. Its connection to an open-plan living and dining area enhances the home's family-friendly functionality, while the four bedrooms are spacious sanctuaries to retreat to at the end of each day. All include built-in robes, and two boast modern ensuites, leaving the sleek monochromatic main bathroom to service the rest of the home. Being tempted outdoors has never been easier than here. A covered alfresco entertaining area is the perfect setting to host guests or to watch fun unfold in the sun-kissed pool. Built-in bench seating here provides a charming space to relax and listen to the soothing water feature or retreat to the rear gazebo for a moment or two of reflection – an idyllic oasis amongst enchanting gardens.

**The Highlights:**

- Renovated single-level sanctuary, promising peace, privacy and impeccable elegance - 639m<sup>2</sup> block with unique dual street access and enchanting, easy-care gardens
- Move-in ready residence in a prime location
- Generously sized galley-style kitchen with stone bench tops, gas cooking and premium appliances
- Open-plan living and dining area
- Four spacious bedrooms with built-in robes and two with modern ensuites
- Sleek monochromatic main bathroom with freestanding bath, rain shower, vanity and toilet
- Covered alfresco entertaining area, overlooks the sun-kissed pool
- Pool includes a soothing water feature and deck with built-in bench seating
- Charming gazebo overlooking the tranquil, tropical landscaping
- Secure parking for four cars
- Recently rewired and with all maintenance up-to-date
- Laundry with external access
- Garden shed
- Air-conditioned throughout

Centrally located, take advantage of being under 2km from upscale shopping and dining precinct, Pacific Fair and all the excitement of The Star. Vibrant Broadbeach bars, boutiques, beaches and eateries are also nearby, while closer to home, stroll to local shops, cafes and Moana Park, with an off-leash dog-friendly beach. Factor in the ample public transport and proximity to schools, and it's easy to see why this area is sought-after. Contact Corey Bedford on 0432 282 502 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.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.