

# 10 Ensenada Court, Broadbeach Waters, Qld 4218



## House For Sale

Tuesday, 26 March 2024

10 Ensenada Court, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 551 m2

Type: House



Marco De Vincentiis  
1300576000



Matthew Follent  
1300576000

## Auction

Transformed by a complete, contemporary renovation, this single-level house offers a truly turn-key opportunity in a sought-after waterfront cul-de-sac. The low-maintenance property holds 18.1m\* of frontage to a quiet inlet just off Main River and is ideally positioned only minutes from the heart of Broadbeach and all that it has to offer. Banks of glass and multiple skylights draw an abundance of natural light into the fresh, neutral interior where glossy grey tiles, engineered stone benchtops and crisp white paint present a timeless and sophisticated appeal. Standing out among four spacious bedrooms is the master suite, which enjoys a prime waterfront setting. Soft carpet enhances the cosiness and comfort of the main living zone, while brand-new appliances and a central island encourage you to cook and connect in the modern kitchen. Sliding doors link dining and sitting spaces to a sprawling alfresco area, where you can host memorable gatherings by the water. The sun-bathed swimming pool will be popular year-round, while a private sandy beach tempts you to fish or launch a kayak from the backyard. A gated double carport offers covered housing for cars, while a sprawling front lawn with gated vehicle access provides space for a boat or caravan, or for children and pets to run free.

**The Highlights:**

- Recently renovated, single-level, waterfront house - 551m<sup>2</sup> property with 18.1m\* water frontage to Main River inlet
- Sought-after cul-de-sac near to heart of Broadbeach
- Private sandy beach; flat strip of lawn by the water
- Saltwater swimming pool; fully fenced front lawn
- Sun-bathed alfresco area overlooking the water
- Living room opens onto front lawn
- Dining and sitting zones open onto alfresco area
- Kitchen features engineered stone benchtops, mirrored splashbacks and push-to-open cabinetry; brand-new Smeg oven, electric cooktop and microwave; rangehood, sink, central island with storage and seating
- Butler's pantry with sink plus storage and bench space
- Master bedroom has access to alfresco area; walk-in robe with built-in drawers, hanging racks and mirrors; brand-new, fully tiled ensuite with walk-in shower, dual vanity, toilet
- Three additional bedrooms with built-in robes
- Main bathroom has walk-in shower, built-in bath, dual vanity, toilet and floor-to-ceiling tiles
- Carpet through bedrooms and living zone; automated skylights in bathroom and ensuite; fixed skylight in master walk-in robe
- Laundry with sink, private toilet and access to external drying court
- Secure double carport with epoxy flooring; gated access and secure parking for boat or caravan
- Gated pedestrian access
- Ducted air-conditioning with two zones; ceiling fans throughout

Broadbeach Waters is a central, high-growth suburb popular for its proximity to patrolled surf and amenities. Take a leisurely stroll to exercise or play at Albert Park, where you will find a playground, basketball court, walking paths and large grass areas. The closest patrolled beach is at 3.3km, while Broadbeach's world-class infrastructure, including Pacific Fair Shopping Centre and The Star Casino, is all within 3km. The family-friendly address sits in the catchment for Broadbeach State School and Merrimac State High School, and is close to many of the Gold Coast's best private schools. Travel around the city is facilitated by the Gold Coast Highway and convenient public transport options, including the Gold Coast Light Rail. Settle straight into this beautiful home in a central waterfront locale - contact Marco De Vincentiis 0433 112 260 or Matthew Follent 0402 251 527.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot 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.