

12 Rio Vista Boulevard, Broadbeach Waters, Qld 4218



House For Sale

Wednesday, 10 April 2024

12 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 728 m2

Type: House



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Auction

Introducing Ärch, a brand-new and bold waterfront marvel where architecture becomes art. Crafted without compromise by Unique Built and emerging from an east-facing 728m² block with water and skyline views, this is the new benchmark in resort-style luxury. Celebrating signature curves across a sprawling 555m² footprint, it fuses Japanese-inspired minimalism with a Mediterranean zest for life. From the whimsical swing seats that accompany the alfresco entertaining pavilion, to the supersized suspended daybed on the terrace and hammock that sways between two majestic palm trees (and overlooking your private, sandy beach), this sanctuary is as flawless as it is functional and fun. Emboldened by a showstopping exterior with an 8m arch and cascading greenery, the residence reveals four soaring, strategically positioned voids illuminating the interiors in soft sunshine. Textural travertine, limestone, and micro-cement finishes are the perfect complement, as is the seamless integration of indoor and outdoor living and entertaining zones. The expansive kitchen, lounge and dining zone flow freely onto an alfresco terrace with an outdoor kitchen – just the start of a suite of superior outdoor amenities. A magnesium pool tempts you to unwind with a cool drink, gazing down the waterways from submerged seating. Alternatively, make memories with guests in the sun-lit courtyard that hosts a custom entertaining pavilion or gather around the curved firepit nestled within a lush lawn setting. Unparalleled attention to detail continues across the media room, study nook and wine cellar to the five bedrooms and four bathrooms. Upstairs, wake to spectacular skyline and water vistas in the exquisite master suite, enhanced by handmade lighting, dual walk-in robes, a Juliette balcony, and a blissful ensuite where a circular freestanding bath takes centre stage beneath a perfectly rounded skylight. Each additional bedroom boasts custom Walnut joinery and access to a bespoke ensuite.

The Highlights:- Ärch – brand new waterfront marvel, redefining modern luxury living and entertaining- East-facing 728m² waterfront block with sensational skyline vistas- Crafted without compromise by Unique Built, with unrivalled attention to detail- Flawless yet functional and fun, fusing Japanese-inspired minimalism with Mediterranean flair- Sprawling 555m² floorplan, showcasing the warmth of travertine, limestone and micro-cement finishes, complemented by four soaring, strategically positioned voids to illuminate the interiors in natural light- Façade enriched with a showstopping 8m arch, breeze-block and stacked stone feature walls, timber-look battening, all softened by cascading greenery- Seamless integrated living, with curated outdoor spaces acting as a natural extension of indoor spaces- Kitchen perfection, boasting a large-scale arched window splashback, Walnut cabinetry, 80mm textural stone island bench, Gaggenau induction cooktop with downdraft range and imported lighting- Butler's pantry with Gaggenau dual ovens, integrated fridge/freezer, integrated Bosch dishwasher- Expansive living and dining zone beneath a soaring 6m ceiling, with hand-laid, individually cut Limestone feature wall, flows onto the alfresco terrace- Media room- Cosy study nook with built-in joinery- Custom wine cellar accentuated by arched picture window and entry- Exquisite master suite, featuring picture windows that frame panoramic skyline and water vistas, handmade lighting, built-in bed finished in micro-cement, Juliette balcony, dual walk-in robes and a divine ensuite with circular freestanding bath orientated beneath a round skylight, custom curved shower wall and vanities- Three additional upper-level bedrooms with built-in robes; two share a stunning ensuite, one with a private, bespoke ensuite- Ground floor bedroom with built-in robe, custom ensuite- Vast alfresco terrace with Travertine crazy paving, outdoor kitchen with Beefeater BBQ and a suspended daybed- Magnesium pool gazes over the waterways towards the city skyline, boasts a tranquil water feature, shelf step, submerged bar stools- 16.6m private sandy beach, with a hammock strung between towering palms- Custom curved firepit nestled within a lush lawn area- Sun-lit, secluded courtyard with a sensational entertaining pavilion, accented by bespoke stone and micro-cement finishes, signature arches and whimsical swing seats- Professionally landscaped, with fully automated irrigation- Oversized double garage with epoxy floors- Laundry with natural stone splashback, ample storage, access outdoors- All bedrooms with custom walnut robes and Australian wool carpets- ABI tapware throughout- Ducted and zoned air-conditioning, ceiling fans- Intercom, CCTV security system, keyless entry

Nestled in the coveted Golden Triangle, this central location provides easy access to all necessities. Enjoy golden beaches in 1.5km or arrive in the heart of Surfers Paradise in 3.5km (approx.), where a world of entertainment awaits. Pacific Fair, The Star, plus the boutique shops, cafes and restaurants of vibrant Broadbeach are also 3.5km from here, while closer to home, local Monaco Street shops provide a place for your morning coffee or health and beauty essentials. Contact Michael Kollosche on 04111 888 15 or Matthew Follett on 0402 251 527 to arrange an inspection of this truly unique masterpiece today.

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