

# 13 Villa Court, Broadbeach Waters, Qld 4218

## House For Sale

Thursday, 14 March 2024



13 Villa Court, Broadbeach Waters, Qld 4218

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 820 m2

Type: House



McCalla Henry  
0424141700



Conner Malan  
0419706296

## Auction

Overlooking Lake Rudd and the surrounding skyline, this double-storey home is ripe with untapped potential. Held by the same owner for over 25 years and situated on an expansive 820m<sup>2</sup> block, it's your turn now to maximise this prime location. Nestled in a family-friendly neighbourhood, renovate the current 292m<sup>2</sup> residence to meet your custom needs or remove it to make way for your dream home, with an impressive 19.8m waterfrontage. Either way, you'll enjoy an enviable lakeside lifestyle, with fishing, swimming, canoeing and stand-up paddle boarding all available right from the comfort of your backyard! Tucked away in a tranquil cul-de-sac, stroll to nearby Albert Park to enjoy sporting amenities, a playground and dog off-leash zone. Public transport and private school options are close too, and it's just 3km from Broadbeach. A haven for entertainment, shop in style at Pacific Fair, catch a show at The Star, sun yourself on golden beaches or sample its thriving dining precinct. Don't miss your chance to capitalise on a prime property opportunity and craft your ideal waterfront retreat. Inspect today!

**Property Overview:**

- North facing on a 820m<sup>2</sup> block in a family-friendly neighbourhood
- Double storey home overlooking Lake Rudd and with skyline views
- Ripe with potential and ready for its next chapter
- Anchored on an impressive 19.8m waterfrontage
- Renovate or knock down and rebuild your dream waterfront home in a tranquil cul-de-sac
- Enviably lakeside lifestyle, with fishing, swimming, canoeing and stand-up paddle boarding available right from your backyard
- Five bedrooms feature across the 292m<sup>2</sup> footprint; four upstairs and one downstairs
- Three bathrooms include an ensuite to the master bedroom, plus main bathrooms on each level
- Ground level also configured with a central kitchen, formal lounge capped by a raked ceiling, formal dining room and a light, bright informal living area
- Outdoor patio
- Large lawn areas at the front and rear
- Double garage with storage

Ample public transport close by, plus Albert Park is within walking distance

- 3km from Broadbeach, featuring Pacific Fair, The Star, golden beaches and a thriving dining precinct
- Private schools, St. Vincent's Primary and Emmanuel College, within approx. 10 minutes drive

**Rental Appraisal:** \$1,000- \$1,100 per week

**Disclaimer:** The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. 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