

140 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

JR JOHN REID

House For Sale

Thursday, 4 April 2024

140 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 736 m2

Type: House



Nic Whitehead
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Kristian Whitehead
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Auction

Auction Location: On- Site A stunning contemporary home where elegance meets waterfront serenity. This meticulously designed abode offers a sought-after lifestyle, marrying modern aesthetics with the calming allure of the water's edge. With its clean lines and abundant natural light, the home invites you to unwind in style. From the chef's kitchen to the luxurious bedrooms, every detail has been carefully curated to elevate your living experience. Outside, the expansive deck and pool area provide the perfect backdrop for leisurely days and unforgettable gatherings. Embrace the tranquility of waterfront living in this exquisite retreat, where relaxation and sophistication harmonise effortlessly. This East-facing sanctuary spans 736sqm, ingeniously maximizing every inch of its unique plot, drawing inspiration from the angled boundaries that define its form. With a focus on functionality and a nod to local aesthetics, Rio Vista showcases an array of tactile materials and architectural elements. From the elegant Elba marble countertops to the natural stone accents, brass fixtures, and engineered oak floors, each detail contributes to the residence's refined yet understated ambiance. Seamless transitions between indoor and outdoor spaces blur the boundaries between the kitchen, dining, and living areas, fostering an atmosphere of openness and connection with nature. The master suite, perched upstairs, boasts a his & hers walk-in robe, a high-spec ensuite, and a private balcony offering picturesque waterway vistas. Ingenious vertical sun shading helps regulate internal temperatures while enhancing the aesthetic appeal of the courtyards, and green roofs seamlessly merge landscape with architectural design, creating a harmonious whole. Rio Vista stands as a testament to meticulous design and thoughtful integration, offering a truly exceptional living experience where form and function converge seamlessly.

Features:- Designed By Studio Workshop Architects- Builders warranty- Grand 736sqm East facing, waterfront residence spread over 2 luxurious levels- Indoor-outdoor flow, flooded with natural light and 3m high ceilings- 4 bedrooms, master boasting a his & hers walk-in robe, high-spec ensuite and private balcony- 3 sophisticated bathrooms all complete with Elba marble work- Gourmet chef's kitchen with Elba marble bench tops, double oven, gas cooktop, integrated fridge and freezer, European appliances, breakfast bench and butler's pantry- Upstairs study nook- Multiple living areas- Separate laundry- Ducted air-conditioning throughout- Undercover entertainer's deck complimented with built-in kitchen, BBQ and bar fridge- Sparkling in-ground pool complete with built-in sun lounges- Secure Dbl lock-up garage- Low maintenance landscaped gardens- Boat ramp with main river access - Ideally located close to the heart of Broadbeach, full of popular cafes, restaurants and bars, Pacific Fair shopping centre, The Star Casino, the G-Link, Gold Coast Convention Centre, primary and secondary schools and our famous golden beaches

Suburb Profile: The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything – you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.

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