

145 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

House For Sale

Thursday, 26 October 2023

145 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 798 m2

Type: House



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Auction

Auction On Site Saturday 18th November at 9:30am. A showstopper in every sense that has invited plentiful neighbourhood buzz and admiration from passersby, 145 Rio Vista Boulevard - suitably named Casa Olea - is Broadbeach Waters' hottest new address to hit the market, promising an unforgettable summer of entertaining for its new owners. Recently completed to the highest quality of craftsmanship, this tri-level waterfront oasis has adopted a European elegance that evokes the grandeur of a luxury Mediterranean resort, with no expense spared during the comprehensive design and building process. Rising from a supersized 798m² allotment with 11.2m of water frontage, Casa Olea takes on a signature white colour palette, accentuated with modern curves, endless greenery and premium natural finishes, including hand-stacked stone, honed concrete, timber, limestone and Taj Mahal Quartzite stone throughout. This light-filled sanctuary offers endless options for entertaining, where leisurely days can be spent poolside in the expansive heated swimming pool, entertaining alfresco-style after an action-packed morning on the water, or sky high atop your private rooftop, soaking in 360-degree views across the hinterland, Surfers Paradise skyline and river. Extensive sliding stacker doors and curved glazing also promote effortless indoor-outdoor living. Step inside to discover a dreamy holiday haven anchored by a custom curved staircase wrapping throughout each level, while a gourmet open-plan kitchen showcases sleek floor-to-ceiling joinery, integrated appliances and a separate butler's pantry, equipped with additional sink, servery windows, extensive bench space and signature curves. Five superbly appointed bedrooms deliver an abundance of space for families and visitors, four with access to a balcony or terrace, and their own luxury ensuite equipped with superior brass finishes, bespoke curved vanities and natural stone. Guests can meanwhile retreat to their own ground-floor guest quarters, generously oversized with a walk-in wardrobe and private access to the swimming pool. Inspired by European summers, Casa Olea is the epitome of sophistication, style and splendour, setting a new benchmark for five-star living in this sought-after neighbourhood.

Property Features:

- Stunning near-new residence, Casa Olea, completed in 2023 and meticulously cared for
- Expansive 798m² waterfront block with Main River access; 11.2m of water frontage
- Heated swimming pool adjoining an outdoor alfresco terrace with built-in bench seating
- Show-stopping curved staircase, crafted from steel and render, accentuated by expansive voids and skylight
- Private rooftop entertaining terrace with 360-degree views across hinterland, water and city skyline
- Waterfront backyard with manicured lawns and additional built-in bench seating, overlooking canal
- Five bedrooms, four bathrooms plus downstairs powder room
- Master suite with expansive walk-in-wardrobe featuring custom joinery, sliders to private balcony, luxurious ensuite with double vanity, freestanding bath, and uninterrupted views over water
- Private downstairs guest suite with wall-to-wall joinery, contemporary ensuite and glass sliders opening up to pool area
- Additional bedrooms each with private balcony opening up to a terrace/balcony
- Chef's kitchen with Taj Mahal Quartzite stone benches and splash back, integrated fridge (included) plus high-performance SMEG appliances, coffee nook and contemporary pendants
- Expansive butler's pantry with separate sink, open shelving, custom joinery and extensive bench space perfect for appliances; servery windows opening up to alfresco area; integrated laundry
- Generously-sized living area with hand-stacked stone feature wall and inbuilt fireplace (runs on ethanol fuel, fumeless and creates no smoke); separate upstairs living
- Sheer linen and blackout curtains throughout living and sleeping spaces
- Ducted air-conditioning throughout home; ceiling fans also in bedrooms
- External design features comprise modern Mediterranean-style curves, hand-stacked stone, cascading planter boxes, palms and olive trees
- Brass finishes, custom timber vanities, arched mirrors and natural stone benches throughout
- Honed concrete flooring throughout all external areas
- Oversized 7m wide double car garage with considerable storage space
- High-performance rooftop solar panel system, designed around sustainable living
- Secure gated entrance; pin pad front door entry; security camera system; low-maintenance gardens; smart irrigation system

Property Specifics:

- Council Rates: \$1,832.36* half yearly
- Water Rates: \$969.63* per quarter
- Rental Appraisal: \$2,800 - \$3,000* per week*

Approx Location:

- Local cafes, convenience stores and takeaway dining precinct - 750m
- Merrimac State High School - 1.8km
- The Star Gold Coast Casino - 1.9km
- Gold Coast Convention & Exhibition Centre - 1.9km

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. 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.