

# 162 Broadwater Esplanade, Bilambil Heights, NSW 2486



## House For Sale

Thursday, 2 November 2023

162 Broadwater Esplanade, Bilambil Heights, NSW 2486

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: House



Joe Rigney  
0432580130

## Just Listed

Designed by a renowned local Architect and carefully crafted by a third generation Master Builder. This beautifully bespoke Broadwater Residence comes to life over four unique levels. With an ecofriendly and sustainable footprint that melds seamlessly into the natural environment. Be immersed in a sensation of blissful living with the private rainforest habitat adjoining the rear of the property and the mesmerising unimpeded Broadwater views at the front of this amazing home. Access to this multi-level waterfront home is with comfort and ease with a state-of-the-art internal lift. The first floor opens to the expanse of the main living and family area. Be inspired to create a feast in the beautifully appointed gourmet kitchen. Adjoining the kitchen, relax with your morning coffee in the alfresco area overlooking the Broadwater as the tapestry of the everchanging vista unfolds in front of your eyes. The second floor offers two bedrooms both with ensuites including the master with uninterrupted Broadwater views. Escape to the sunken bath in the ensuite with floor to wall Travertine tiles enhancing the feeling of opulence. There is an abundance of storage in the sizeable walk-in-robe in the master retreat. Working from home is a breeze with a specially designed area to accommodate a home office. The third floor opens to two large bedrooms, bathroom and multi-purpose room that can be used as a living area, rumpus, media room or study with elevated panoramic Broadwater views. Fully ducted air conditioning moderates the ideal temperate throughout the home. The use of ecofriendly cladding and insulation ensures maximum energy efficiency. The home is appointed with a very high level of inclusions and finishes. The stunning natural travertine tiles throughout the home bring a natural ambience and quality into the home. European and Australian-made fixtures, fittings and appliances are included throughout the home and add to the feeling of low-key sophistication. Built to last a lifetime: Functionality combines with a high level of structural integrity. This home is built with a steel frame and trusses over fully engineered block walls, structural steel beams are utilised in assisting the support of the suspended concrete slab and fully insulated internal and external walls. Quality is the driving force behind the build and finish of this home.

**Property Features:**

- Waterfront northeast facing position.
- 4 beds, 3 bath, 2 car garage, with potential for self-contained apartment area.
- Brand new 278.2 m architecturally designed home.
- Land size 512 m
- Built to maximise the Australian lifestyle.
- Low maintenance lock and leave
- Internal lift to all floors
- Natural Travertine tiles throughout
- European appliances and quality fixtures and fittings
- Low maintenance gardens and own private rainforest
- Rear entertaining area with firepit
- Hanging vertical garden
- Surrounded by wildlife and nature.
- Steel frame with 50-year warranty
- New Home Builders Warranty

**Location, Location and the Lifestyle Awaiting on Your Doorstep:** Go fishing or sit on the jetty directly in front of your residence. The Broadwater connects to the Tweed River with direct Ocean access. Set in front of a rainforest, you can find Koalas and all sorts of rare and wonderful wildlife. There is a ramp within a minute of your new home to launch a jet ski or boat. The location offers incredible opportunities for kayaking, stand up paddle boarding, boating, fishing and outdoor adventures. Within metres of your sanctuary, start your morning with a stroll around the iconic Oyster Track, comprising three kilometres of enchanting lakeside pathways. Grab a morning coffee at Westbrew or a treat at the friendly Baker. Enjoy some lunch at the Oyster Shed with locally sourced produce, visit Seagulls Club or work out at Revolutions Gym. The new Spar Supermarket will keep your pantry well stocked with an abundance of goodies.

- 15 Minutes approximately to the Gold Coast Domestic and International Airport.
- 15 Minutes approximately to the world class beaches and surf breaks of Kirra, Coolangatta Greenmount, Rainbow Bay, Snapper and the mighty D-Bah.
- 15 Minutes approximately to shopping centres, restaurants, cafes and nightlife.

**Organise a Private Inspection:** Reward yourself: Now is your chance at a rare opportunity to acquire an exquisite brand-new low maintenance home in a pristine waterfront position and close to everything you will ever need. Book to arrange your private inspection today.

**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.