

# 175 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

— **Ray White** Coastal

## House For Sale

Tuesday, 21 May 2024

175 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 655 m2**

**Type: House**



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## Auction

Step inside this beautifully renovated home that perfectly blends modern luxury with practical living. Located just minutes from Pacific Fair and the beach, this stunning property offers the best of both convenience and lifestyle. Featuring 4 spacious bedrooms, 2 elegant bathrooms, and ample parking with a 2-car garage, this home ensures comfort for the whole family. Stay comfortable year-round with an 18kW ducted AC system, while the solar hot water and 4.5kW solar system ensure energy efficiency. Additional storage is provided by an attic ladder with a floored attic space. The sleek kitchen is equipped with an induction cooktop, ideal for culinary enthusiasts. The property also includes a second driveway, perfect for parking a car or boat. Security and convenience are enhanced with an intercom system, camera, and keyless gate lock. The home also boasts a rainwater tank with a pump, an outdoor shower, and a 6x4 shed complete with light and power. Step outside to the tropical pool and expansive outdoor deck, perfect for entertaining while the kids enjoy the pool. Modern Clipsal Iconic PowerPoints and light switches add a touch of sophistication to the interiors.\* 665 Sqm block of land\* 4 Spacious bedrooms with additional study\* 2 Car carport with additional storage\* Side access for boat or Caravan\* 6X4 shed with light and power\* 4.5KW solar system\* 18KW ducted air conditioning\* Walking distance to Pacific Fair and the lanes\* 4 Minutes drive to the beachDisclaimer: 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.