

18 Coobowie Street, Broadbeach Waters, Qld 4218



House For Sale

Wednesday, 5 June 2024

18 Coobowie Street, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Corey Bedford
0432282502

Auction

Crowned by an original single-level house, this large waterfront block presents an exciting upside opportunity in a tightly held cul-de-sac. The prime 734m²* parcel boasts 18.3m* of water frontage to a tranquil inlet and is enviably located only minutes from Main River, patrolled beaches and eclectic amenities. The existing home features four generous bedrooms and a sprawling indoor-outdoor living area looking out across the water. Outside, you'll find a sun-bathed swimming pool and a lush rear lawn that tiers gently toward a private sandy beach and jetty. In its current state, the residence could be comfortably lived in or rented out to become an added income source for a savvy investor. Alternatively, a new owner could undertake a cosmetic or back-to-shell renovation to personalise and modernise the home. For those wishing to capitalise on the full potential and value of this supreme waterfront site, there is also an option to replace the existing home with a luxurious new-build that will complement the blue-chip properties that surround it.

Highlights:- Original single-level house on 734m²* block- 18.3m* of water frontage to a quiet inlet- Located in a quiet cul-de-sac near to Broadbeach's patrolled surf and vibrant amenities- Suitable to live in as is or rent out for added income; excellent renovation or rebuild opportunity- Jetty; lush rear lawn tiering toward private sandy beach; north-facing swimming pool- Alfresco entertaining area features sink, built-in wooden table, ceiling fan and sliding doors to partially enclose- Open living, dining and kitchen with split-cycle air-conditioning; flows to alfresco entertaining area- Kitchen features oven, electric cooktop, dishwasher, double sink and timber cabinetry- All four bedrooms feature built-in robes and ceiling fans; master bedroom has an ensuite with shower, single vanity and toilet- Main bathroom features built-in bath, shower, single vanity and separate toilet- Laundry has sink, storage and access to covered outdoor terrace/drying court- Secure double carport; gated pedestrian access- Garden shed- Established gardens and mature palm trees

Outgoings: Council Rates: \$2985.02 approximately per year
Water Rates: \$857.80 approximately per year excluding water usage

Broadbeach Waters is a coveted suburb favoured for its blue-chip properties and proximity to key amenities. Kurrawa Park and a patrolled stretch of sand and surf are less than 3km away. The heart of Broadbeach is at 2.5km, offering vibrant shopping and dining options and attractions such as The Star and Gold Coast Convention and Exhibition Centre. Meanwhile, the world-class retail destination of Pacific Fair Shopping Centre is less than 2km. The family-friendly address is surrounded by leading private schools and sits in the catchment for Broadbeach State School and Merrimac State High School. Proximity to the Gold Coast Highway and convenient public transport options facilitates easy travel north or south. Explore the full potential of this blue-chip waterfront property – contact Corey Bedford on 0432 282 502.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **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.