

**2/35 Hughes Avenue, Main Beach, Qld 4217**



**Villa For Sale**

Wednesday, 22 May 2024

2/35 Hughes Avenue, Main Beach, Qld 4217

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Type: Villa**



Kim Sharpe

0412261266

## **\$3,750,000 New to Market**

Welcome to this exceptional five-level, four-bedroom, custom-designed villa with private elevator and pool spanning across an impressive 637 sqm. Welcome to luxury living redefined. Meticulous design and attention to detail resonates throughout this contemporary home from inside to out - well-considered at every touchpoint. The design features are boundless from bottom to top, with such an endless array of versatile lifestyle spaces for everyone - whether it be an avid reader, a movie buff, an aspiring musician, a wine connoisseur, to those needing a remove workspace - plus plenty more. The interior living areas seamlessly connect with easy-living outdoor Italian mosaic tiled terraces, manicured gardens, and a lap pool - the visual cooling blue water adds another dimension to living your best life. If your dream kitchen is for cooking or entertaining or both, this culinary masterpiece with every bell and whistle will rival the best. Moving up via the internal custom lift that services the four interior levels, beautifully appointed bedrooms with generous proportions and high ceilings are the ingredients to make a comfortable home. A favourite to the owners and many guests is the "now you see it, now you don't" guest bedroom. By day, it's an open bespoke custom library and sitting room. By night, it can transition with its built-in murphy bed into an enclosed further bedroom when the need arises. This home is about a family living with space for everyone - from home movie nights in the media room, and an artistically designed wine cellar to showcase your collection. Your fun has only begun with an acoustic panelled playroom that softens the guitars, drums, and rock star performers - or alternatively, it is a bedroom with an ensuite perfectly suited for teenagers or long-term guests. From the fifth-level entertaining rooftop, the views across Main Beach to the Broadwater are further reminders of why so many aspire to Gold Coast coastal living. Grand open spaces with sea breezes and natural light are the essence of this extraordinary and spacious home, which must be seen to be believed. Enjoy just a short stroll to one of Queensland's best beaches, Main Beach cafés and shops around the corner, and a five minute walk to the light rail station. Equally, enjoying home time is what it's all about.

Custom Design Layout:- LOWER LEVEL: Media Room with bulls-eye window features to the pool's depths / Full bathroom / Custom wine cellar / Sound-proofed music room or bedroom / Double garage and storage- GROUND LEVEL: Open plan kitchen with butler's pantry connecting to generous living room / Separate dining room / Powder room / Italian mosaic tiled wrap-around terrace / Pool- 1ST LEVEL: 2 generous separated bedrooms with ensuites and balconies / Multi-purpose room or guest bedroom with direct jack & jill bathroom access- 2ND LEVEL: Full-floor mega-sized primary bedroom retreat with ensuite bathroom, walk-in robe and balcony / Spacious private study or TV room with balcony / Laundry-wet area- ROOFTOP LEVEL: Wrap around entertainer terrace with BBQ and Broadwater views

Time is of the essence to explore this unparalleled villa - your chance to live the ultimate coastal Main Beach lifestyle dream. Your next move can be next level. Please contact Kim Sharpe at Queensland Sotheby's International Realty on 0412 261 266. Rated No. 1 Main Beach Agent of the Year 2022, 2023, 2204

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