

2 Aroona Avenue, Broadbeach Waters, Qld 4218

JR JOHN REID

Sold House

Friday, 29 September 2023

2 Aroona Avenue, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 286 m2

Type: House



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\$1,780,000

Discover a modern coastal abode set in the beating heart of Broadbeach Waters. Only 5 years young, this meticulously designed two-story villa effortlessly blends classic style and contemporary elegance with the perfect balance of indoor and outdoor living. Upon entry you are immediately greeted by the subtle grandeur of a double height void and stylish stone feature wall, welcoming you into the ground-floor living and entertaining zone. A free-flowing, open-plan layout seamlessly connects the gourmet kitchen, living, and dining areas to the outdoor entertaining, complete with a sparkling pool, sun-soaked deck, and an undercover alfresco space with a built-in wet bar – perfect for creating cherished memories with loved ones. Additionally a spacious bedroom and bathroom on the ground level make hosting guests at your coastal retreat a breeze. Upstairs, the leisure quarters comprise a second comfortable living area and three generously sized bedrooms with two luxurious bathrooms. Among these, the master suite offers a true sanctuary, boasting a modern ensuite with double vanity and bathtub, a generous walk-in robe, and a private balcony for moments of tranquillity. With a "walk everywhere" lifestyle, this pristine property puts you in the heart of vibrant coastal city living. Premier shopping, fine dining, trendy cafes, and pristine Gold Coast beaches are all within reach, while your private and peaceful haven awaits just inside your front gate.

Property features:- Construction completed Dec 2017 (Steel frame)- Low-maintenance 2-storey villa- Undercover alfresco entertaining with wetbar- Sparkling in-ground pool- Poolside, sun-soaked deck- 4 spacious bedrooms with built-in robes- 3 modern bathrooms- Master bedroom featuring ensuite with double vanity & tub, WIR, & balcony- Open plan kitchen, living & dining- Kitchen with butler's pantry, gas cooking, island bench & breakfast bar- Stylish stone & timber accents throughout the home- Double height void entry- Ducted air-conditioning upstairs with 2 split-system air-conditioners downstairs- Ceiling fans throughout- Laundry with external access- Deep under stair-case storage- Security system- Double garage plus driveway parking

Suburb profile: The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything – you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.