

2 Cedar Place, Broadbeach Waters, Qld 4218

— **Coastal**

House For Sale

Thursday, 13 June 2024

2 Cedar Place, Broadbeach Waters, Qld 4218

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 832 m2

Type: House



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Auction

Welcome to 2 Cedar Place, a stunning waterfront property located in the highly sought-after area of Broadbeach Waters. This spacious house boasts 6 bedrooms, 4 bathrooms, and a 3-car garage, making it the perfect family home or luxurious retreat. Situated on a generous 832 sqm land parcel, the property features a total building area of 575 sqm, offering ample space for comfortable living and entertaining. The property is designed with a modern architectural style, with a backyard overlooking the water, creating a serene and peaceful atmosphere. The property is conveniently located near the city, providing easy access to amenities, dining options, and entertainment venues. The interior features a spacious living room, dining room, and kitchen, all beautifully designed with high-quality finishes and fixtures. Enjoy the outdoor lifestyle with a pool, garden, and waterfront views, creating a perfect setting for relaxation and enjoyment. Don't miss the opportunity to own this exquisite property in a prime location. Contact us today for more information and to schedule a viewing.

General Attributes:- 6 Bedrooms- 4 bathrooms- 3 Car garage + workshop- 832m² block- Modern and spacious 575m² square family home (approx.)- Massive open plan with soaring ceilings- 10kW Solar with 40 x panels- Insulated media room - Dual ducted Daiken air conditioning systems- Fully fenced saltwater pool- Constructed in 2009

Ground Floor:- 3 car garage all with auto doors and room for storage and workshop- Gourmet kitchen - 2 Pac with white granite, stone benches and butler's pantry- Miele dishwasher, Smeg 6 burner cooktop and electric oven plus rangehood- Insulated media/cinema room with 'Epson' projector plus screen and surround sound throughout the home- Large laundry with fitted drop down ironing board- Massive open plan living with soaring ceilings (7m) and water feature- Integrated wet bar- Covered alfresco on the waterfront- Bathroom - Gymnasium/Retreat- Plenty of storage cupboards- Bedroom 6 overlooking the pool

First Floor: Huge master bedroom with large walk-in robe, twin showers, vanities and a two person spa- Bedroom 2 with built in robe- Bedrooms 3 and 4 have large built-in robes and share a walk-through bathroom including bathtub and separate toilet- Bedroom 5 has a built-in robe and an adjoining gymnasium (may be used as an executive study or retreat)- Separate bathroom and linen cupboard- Living room; Ducted air-conditioning; Quality carpets; Vacuumaid and storage- Framed glass balustrade and bamboo teak staircase with foot lighting

Outdoors:- Two outdoor entertaining areas including covered alfresco- Fully fenced in-ground saltwater swimming pool - Fully fenced yards for pets and children to play- Outdoor gas fitting for a barbeque- Poolside powder room - Room for extra vehicle parking off street- Close proximity to Pacific Fair, Robina Town Centre, golf courses and private schools- Walk to St Vincents Catholic Primary School- Walk to Q Super Shopping Centre and Goodlife Gymnasium- Walk to Surfer Paradise Golf Club and Italo-Australian Club

Financials:- Council Rates: \$2,441 (half year)- Water rates \$490 - \$675 (quarterly)- Projected Permanent Rental: \$

Do not miss this amazing opportunity in the beautiful Cedar Place in the extremely popular Broadbeach Waters. Broadbeach Waters is located inland of Broadbeach, a short 3 kilometers from Surfers Paradise and incorporates the Florida Gardens canal estate. Broadbeach Waters has an abundant number of homes located on the canals which attracts boaties and water lovers. Being on the doorstep of Broadbeach central provides exclusive lifestyle opportunities. Centrally located behind The Star Casino and Pacific Fair Shopping Centre, Broadbeach Waters is less than a 20 minute walk to the beachfront, Oasis Shopping Centre and the many licensed clubs, bars, restaurants, and cafes in the Broadbeach Mall are just minutes away. Broadbeach Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity. For more information on this home: Contact Grant & Cassandra Stephens today on 0402 888 397. If you are thinking of selling your property or just curious about the current market, please do not hesitate to call us for assistance.