

# 2 Pensacola Court, Broadbeach Waters, Qld 4218

## House For Sale

Monday, 30 October 2023

2 Pensacola Court, Broadbeach Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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## Auction

Your next exciting chapter awaits in this sleek and unique single-level waterfront sanctuary. Occupying a 544m<sup>2</sup> block and just three years young, it showcases an aesthetic of clean lines, abundant natural light and integrated indoor and outdoor living. The expansive heart of the home celebrates this, boasting a designer kitchen with butler's pantry and an open plan lounge and dining area beneath high ceilings. Each flows freely onto an alfresco entertaining zone, with bi-fold doors dissolving the barriers between inside and out. Along with a home theatre, enjoy the modern comfort of four generously sized bedrooms. The master suite and 2nd bedroom feature an elegant, monochromatic ensuite, while bedrooms three and four share a contemporary Jack'n'Jill style bathroom with double vanity and freestanding bath. The outdoor spaces are equally impressive and primed for relaxation or recreation. A covered alfresco deck with a built-in outdoor kitchen provides a perfect setting for hosting friends and family or gather on the open-air patio to soak up the sunshine. A saltwater pool offers a refreshing spot to beat the summer heat, with the front yard promising a secure place for kids and pets to play. There's even a private sandy beach to enjoy! Nestled in a quiet cul-de-sac, this family-friendly and central location offers excellent proximity to all necessary amenities. Not only are public transport options close, but it's just a 550m walk to Albert Park, where sporting facilities, a playground and a dog off-leash area await. Alternatively, stroll to local cafes, shops and services in only 800m or in 2km feel the sand beneath your toes at Broadbeach. Factor in being 2.5km from The Star and 3km from upscale Pacific Fair (approx.), and it's easy to see a dream lifestyle awaits. Embrace contemporary waterfront quality and style in a move-in-ready residence - arrange your inspection today!

Property Specifications:- Sleek and unique single-level waterfront sanctuary on a 544m<sup>2</sup> block- Master crafted approx. 3 years ago, showcasing natural light and a contemporary aesthetic- Designer kitchen and butler's pantry with waterfall-edge stone island and benches, premium appliances and Ziptap, flows onto a water-view deck- Beautifully bright living and dining area capped by a soaring ceiling, with bifold doors opening onto the alfresco terrace- Media room with tiered seating- Four light-filled and generously-sized bedrooms- Master suite appointed with a walk-in robe, built-in robes to remaining bedrooms- Master suite and 2nd bedroom boast ensuites, bed 3 and 4 share a Jack'n'Jill style bathroom- Open-air patio plus covered alfresco entertaining deck with built-in outdoor kitchen- Saltwater pool trimmed with a sun deck, overlooks your private sandy beach- Ducted air-conditioning plus ceiling fans- Low maintenance front yard, providing a secure place for kids and pets to play- Abundant storage throughout- Nestled in a quiet cul-de-sac, close to public transport options- 550m walk to Albert Park, featuring sporting facilities, playground and dog off-leash area- 800m walk to local cafés, shops, beauty and wellbeing amenities- 2km from golden beaches, 2.5km from The Star, 3km from Pacific Fair (approx.) This home is one of a kind, for more information please contact Teana Potter - 0434 747 428 or Ivy Wu - 0433 103 586 Disclaimer: \* = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ivy Realty. and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ivy Realty.