

20 Welby Street, Broadbeach Waters, Qld 4218



House For Sale

Saturday, 25 November 2023

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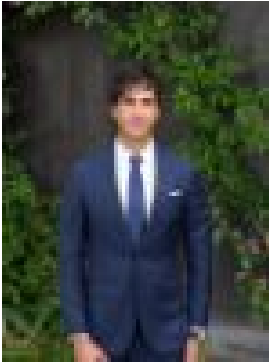
Bedrooms: 5

Bathrooms: 5

Parkings: 2

Area: 777 m2

Type: House



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Auction

It's rare to find a family home that so effortlessly fuses timeless luxury with authentic warmth and modern style. Crafted without compromise to celebrate grand-scale light, space and serenity, what makes this home truly unique is its ability to embrace a tapestry of breathtaking views from every angle. Meticulously designed to maximise city, hinterland and wide water views through full-height feature windows, it ensures your gaze always falls on vast and mesmerising views and promises an idyllic backdrop to live by. Underpinned by an oversized 777m² wide water allotment & spanning two levels, love is ever-present in all the details. From the soaring square-set ceilings & voids to the intentionally subtle tones, no-expense-spared finishes & the careful placement of picture windows, every last inclusion has earned its place here. This thoughtfulness continues in the kitchen - a sleek haven enhanced by superior Siemens appliances & a discreet butler's pantry. The oversized 60mm Caesarstone Quartz island bench lends itself perfectly to lingering conversation as dinner is prepped, while the adjoining lounge & dining zone seamlessly connects to the waterfront terrace. Overlooking expansive waterways & a saltwater pool, it celebrates indoor-outdoor living & entertaining & is where a host of happy memories will be made. Sophistication extends across the five king-sized bedrooms too, each appointed with upscale ensembles featuring Villeroy & Boch fixtures. The master suite also epitomises contemporary elegance, complemented by a luxe dressing room & a private balcony, ready for you to capture spectacular sunsets. Additional features include a versatile media room with surround sound, a cosy upper-level library, powder room & double garage with high clearance & custom timber door. Highlights:

- The pinnacle of contemporary elegance, tempering timeless luxury with grand-scale modern style
- Oversized 777m² allotment on wide water benefiting from 21.6m/70.9ft of private sandy beach
- Master-crafted with no-expense-spared finishes, soaring square set ceilings, three generously proportioned voids & intentionally subtle interiors across a sprawling 607m² floor plan
- Meticulously designed to maximise city, hinterland and wide water views via vast picture windows
- Sleek kitchen featuring 60mm Caesarstone Quartz island and 40mm benches, undermount stainless-steel sink with insinkerator, integrated dishwasher, Bluetooth speakers, Siemens dual ovens, microwave and coffee machine plus 286-bottle Grand Cru wine fridge
- Butler's pantry includes additional sink, meal prep bench space and an oversized walk-in pantry
- Elegant living and dining zone flows freely onto the waterfront entertaining terrace via 2.66m bifold doors
- Media room with Krix atmospheric surround sound speakers and soundproof solid timber doors - potential as playroom, teen retreat
- Cosy upper-level library/reading zone
- Sophisticated & sprawling master suite featuring a luxe dressing room, light-filled designer ensuite and private balcony that captures spectacular sunsets
- Four additional king-sized bedrooms with enviable views, elegant ensembles & three with walk-in robes
- Ensembles enhanced with full-height tiling, frameless shower screens, mirrors that soar to the ceiling, plus Villeroy & Boch basins, tapware and toilets with soft-close seats
- Ground floor powder room
- Covered alfresco and balcony, overlooks wide waterways & the pool
- 10.4m x 4.4m saltwater pool trimmed with custom decking
- Oversized double garage with custom Red Cedar feature electric garage door
- Well-appointed laundry
- Striking exterior enriched with timeless Travertine & timber battening
- Surplus of cleverly concealed and functional family-friendly storage internally plus large storage areas under the waterproof deck
- 3m ceilings downstairs & 2.7m ceilings upstairs
- Five feature pendant lights illuminating the home's architectural excellence
- Custom American Oak stairs with glass balustrades
- Ducted & zoned air-conditioning throughout, monitored with a central panel
- Security screens on all windows
- External CCTV & sensor lights
- Full height block-out blinds & sheers
- 2 x 280L energy-efficient heat pumps servicing each side of the house
- Cat 6 cabling for uninterrupted internet to all bedrooms

Situated in a tranquil yet central location, Broadbeach Waters offers the best of both worlds - waterfront tranquillity that still delivers close proximity to vibrant Broadbeach. Along with the opportunity to enjoy sun, sand, & surf within minutes of home, enjoy unparalleled convenience with Pacific Fair, Star Casino, & a vibrant array of restaurants, bars & cafes all within easy reach. Contact Jay Helprin on 0407 894 775 to arrange an inspection today. 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. As per the Queensland Property Occupations Act 2014 s214, s215 and s216, it is illegal to disclose a price guide for an auction including a price range, price estimate, our opinion on price, what the seller wants or what the seller will sell for. The maximum penalty for doing so is \$74,439. Price guides can influence the market and or be misleading and the maximum penalty for bait or misleading advertising is \$10,000,000 for a corporation and \$500,000 for an individual. Therefore, we will not offer, publish or disclose any price guides. This property may be filtered by price for website

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