

**23 Park Avenue, Broadbeach Waters, Qld 4218**



**House For Sale**

Friday, 3 November 2023

23 Park Avenue, Broadbeach Waters, Qld 4218

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 888 m2**

**Type: House**



Sam Guo and Julia Kuo  
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## Auction

Exclusive North Facing Single Level Waterfront Family Oasis, Designed By Jayson Pate & Set On 888sqm Of Land. Modern waterfront residence, this architectural masterpiece designed by the renowned Jayson Pate to maximise natural light and North-eastern city skyline views. Offering an unparalleled living experience that seamlessly blends luxury, style & functionality. Anchored on an impressive 888sqm of prime North facing land with 19.9m waterfrontage with sandy beach, this secluded haven provides an idyllic single level family retreat in a tranquil and sought-after cul-de-sac location. Immerse yourself in the beauty of 2.7m high ceilings that elevate the space and luxury throughout the home, creating an inviting and airy ambiance. With seamless indoor-outdoor flow, it provides the perfect fusion of comfort and ease of entertaining. A testament to contemporary design, this residence boasts an innovative and open plan layout. The five bedrooms and three contemporary bathrooms are very intelligently placed across two distinct wings. One hosts two bedrooms and a modern bathroom and is ideal for older children or guests, with the remaining three bedrooms, including the master and two bathrooms in the other wing. The master suite is both luxurious & spacious that presents with a day-spa style ensuite and spacious walk-in robe, set against the backdrop of stunning wide water views. A large covered alfresco area is the perfect setting in which to play host to guests. It is ideally positioned overlooking a large swimming pool and an expanse of low-maintenance yard that will delight children and pets. The home's Park Avenue address is in proximity to local cafés & corner shop, within walking distance to a host of retail, dining and lifestyle amenities, including shopping at Pacific Fair, The Star Casino as well as parks and beaches. ☑Features include:• Contemporary waterfront oasis designed by the renowned Jayson Pate• North Facing with city skyline views. • Low maintenance single level home • 888sqm allotment with 19.9m water frontage, wide water canal, private boat ramp and sandy beach • Massive 10.7m x 4.7m inground pool, outdoor hot shower • Grand entryway with double timber doors leading on to a 3.5m wide hallway. • Living area with floor to ceiling glass stackable sliding doors that open right up onto the waterside entertaining terrace • Separate media room with stylish double French doors which opens on to front garden • Gourmet Kitchen with Caesarstone benches and island, SMEG appliances, & integrated dishwasher. • Butler's pantry with sink and stone benchtops • Functional spacious floorplan to suit the whole family, 2.7m high ceilings • Fully quipped home office with custom built-in desk • Abundant storage throughout, including a walk-in linen cupboard and large attic • 2 distinct wings. one hosts two bedrooms and a modern bathroom and is ideal for older children or guests, with the remaining three bedrooms and two bathrooms in the other wing. • Oversized Master suite which includes dual walk-in shower, dual stone vanity, walk-robe with custom built cabinetry, floor to ceiling glass doors. • Four additional oversized bedrooms all with built-in-robos, ceiling fans • Main bathroom, fully tiled with freestanding bath, walk in shower and stone vanity • 3rd bathroom, fully tiled, walk-in shower and stone vanity • Large laundry with storage and access to external drying court • Double Carport plus workshop / storage shed • Frangipani-trimmed front lawn which measures 10m x 10m. • 2m high walls on 3 sides which offers additional privacy. • Quiet Cul-de-sac location in one of Broadbeach Waters most prestigious street addresses. Contact Sam Guo 0423 064 310 and Julia Kuo 0402 668 885 today. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.