

# 23B Flamingo Key, Broadbeach Waters, Qld 4218

JR JOHN REID

## Villa For Sale

Friday, 10 November 2023

23B Flamingo Key, Broadbeach Waters, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 308 m2

Type: Villa



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## Expressions of Interest Closing 4th Dec @ 5.00pm

Immerse yourself in this meticulously crafted waterfront villa, rising 3 luxurious levels of elevation, showcasing awe inspiring city skyline views and a highly sought-after canal frontage. Trimmed with a host of quality finishes and top-tier appliances this simply sublime residence exudes a modern style with a refined design aesthetic fusing natural elements and light with soft lines and textures. Indulge in a seamless harmony of style and functionality with a gourmet kitchen overlooking the living and dining area, as well as covered alfresco deck, stepping down to the waterside entertaining with a sparkling pool surrounded by the sundrenched deck. Three spacious bedrooms and two bathrooms, plus an open landing study reside on the second level, with breathtaking water vistas awaiting in the master suite complete with luxurious walk-in robe and ensuite with freestanding bath. Be enveloped by panoramic twinkling city skyline views at night from the third level entertaining zone, complete with lounging area and wet bar, powder room, and balcony terrace overlooking the tranquil waterways. An executive residence offering an idyllic location. Conveniently nestled in a quiet family pocket of Broadbeach Waters and only a short stroll to trendy cafes, premier dining, Pacific Fair shopping centre, and pristine sandy beaches. Enjoy the epitome of relaxed waterfront living with the perfect blend of lifestyle and location. Features include:-

- 3 Level waterfront villa- Modern design with striking façade exuding street appeal- Designer kitchen with high-spec appliances, island bench and walk-in pantry- Open plan living and dining area flowing onto waterfront alfresco terrace -
- Three generous bedrooms upstairs with built-in robes (2 with WIR)- Two modern bathrooms and two powder rooms- Expansive master suite with walk-in robe and ensuite with freestanding bath- Two bedrooms sharing a 2-way bathroom on the second level- Open landing area with built-in study- 3rd level entertaining with breathtaking water and city skyline views, lounge area, balcony terrace, and wet bar- Sparkling in-ground pool- Low maintenance, landscape gardens with astroturf- Laundry with storage- Double lock-up garage plus off-street 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.