

24 Maureen Court, Broadbeach Waters, Qld 4218

Professionals

House For Sale

Tuesday, 12 March 2024

24 Maureen Court, Broadbeach Waters, Qld 4218

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 764 m2

Type: House



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Auction

3 Bedrooms, 3 Bathrooms and large lock up garage. First time offered to market, this is quite literally a 'once-in-a-lifetime' opportunity to make this 764m² waterfront residence your own, promising a lifestyle of unparalleled tranquillity and convenience. Move straight in, renovate, or build your new dream home, the choice is yours. Step inside this architecturally designed original home to find ample living areas (including two separate dining areas) offering soaring high-pitched ceilings that enhance the sense of space, all while framing breathtaking waterfront views. Enjoy spacious oversized bedrooms, designed for ultimate comfort and privacy. The master suite features an ensuite bathroom, walk-in robe. The second bedroom, benefits from a two-way bathroom, ensuring space and the provision of a guest bathroom when closed at one end. For those who value privacy and versatility, the third bedroom, high-pitched ceilings, and doubles as a large workspace or artist's studio, including its own sink, loft, and separate bathroom. This unique space captures both the vibrant Broadbeach city skyline and tranquil water views, making it ideal for a teenager's retreat or a creative enclave. Enjoy direct access to the water to enjoy fishing or kayaking right from your backyard. The potential for installing a pontoon offers the ultimate convenience for boating enthusiasts, with passage to the main river. The north-facing pool, located at the front of the property is surrounded by lush greenery, providing a private oasis. Features:

- Wide Waterfront views - Approx 28m on Point Position
- 3 Bedrooms, 3 Bathrooms
- Large 764m² Land Size
- Oversized lock up garage with additional off-street parking
- Situated at the end of cul-de-sac.
- Formal and casual dining spaces
- Third bedroom with work bench and sink to double as a teenager's retreat or creative studio.
- Plenty of storage, with in built cupboards and even a roof space to keep rarely used items.
- Air conditioning and ceiling fans throughout
- Gated Entry and Security Intercom
- North facing pool.
- Highly sought after Broadbeach Waters Street

Situated in such an amazing location so close to world-class shopping at Pacific Fair, the vibrant Star Casino, and the Gold Coast Convention Centre, this home offers the best of Cosmopolitan Broadbeach, transport all within walking distance. Award-winning restaurants, cafes, and the iconic beaches of the Gold Coast are all just moments away, this position is a lifestyle choice for those seeking the best in waterfront living. Opportunities like this are rare, and if you don't make a move on this property, you will certainly regret it. Act now as this property will be sold! - Council Rates: approx. \$4,387 per annum - Water Rates: approx. \$1,165 per annum

Auction: On Site, Saturday 6th April at 11am
Auction Terms: Deposit: 5% of the sale price
Settlement: 30 Days
Contact Brooke Henley-Smith 0422 133 053 or Andrew Henderson 0438 691 972 today for a copy of the information pack for this property.

Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.