

**24 Pacific Boulevard, Broadbeach Waters, Qld 4218**

**BurculProperty**

**House For Sale**

Saturday, 2 December 2023

24 Pacific Boulevard, Broadbeach Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 610 m2**

**Type: House**



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**\$1,750,000**

Looking for the perfect location and a great opportunity to Develop or renovate this original double brick 1970s Family home? Look no further! On offer is a unique original residence with two street frontages and northerly and easterly aspect And conveniently located to Moana Park shops and Bowling Club, Cafes, and Pacific Fair, Broadbeach mall and Kurrawa beach is only a short drive away or 20 min stroll. With high demand for these types of original homes in this highly sort after area of Broadbeach Waters, this is an opportunity not to be missed. Builders - Developers take note! Features 4 Bedrooms - 2 Bathrooms - Central Inner-city location Open plan living & family area - kitchen and dining area combined. Unique split level design - Solid double brick veneer home Outdoor resort style pool and Gardens - Upper-level Balcony Waterfront access approx. 6.8 meters - Skyline views 2 Car Garage plus room for 2 more cars in driveway - Laundry Develop this site with two modern townhouses - subject to council approval or Renovate existing home into the ultimate designer home, the choice is yours Views to the east - Prime corner opposition - 2 street frontages Boat ramp - Sandy Beach - Direct main river access Land Area 610m<sup>2</sup> Larger than the average blocks in the area See floorplan and site plan on listing details attached. Broadbeach Waters is a very highly sought-after area being close to the Star Casino and major shopping precincts and local schools, makes this one of the most growing areas of the Gold Coast. With a mixture of luxury homes and boutique developments and homes across the suburb. Council Rates \$ 1,685.34 Per Half year - Water \$ 350.74 approx. per Quarter Secure this property before it's too late. Inspection by appointment Disclaimer: Whilst every effort has been made to ensure the accuracy of these, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these as representations of fact but must instead satisfy themselves by inspection or otherwise.