

**33 Rudd Street, Broadbeach Waters, Qld 4218**



**Sold House**

Wednesday, 12 June 2024

33 Rudd Street, Broadbeach Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

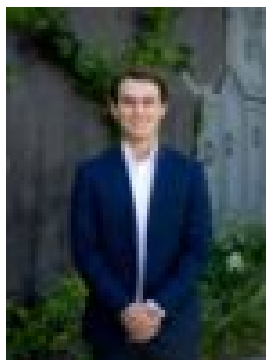
**Parkings: 2**

**Area: 859 m2**

**Type: House**



Jackson Paradise  
0402692544



Keegan Shaw  
0451481510

**\$1,700,000**

Sprawling over a large 859m<sup>2</sup> block in one of the most highly sought after suburbs on the Gold Coast, is this single storey home ready for new owners. The potential is endless with precedent in the area suggesting the block is suitable for a duplex subject to council approval or the perfect site to build your dream home or to simply modernise and make your own. This easy living family home offers an abundance of natural light and seamless indoor/outdoor open plan living, dining and entertaining areas complimented by high ceilings (2.60m) throughout. The oversized kitchen with ample bench space plus a large wet bar opens out to the main living and dining area. The terrific floor plan offers a second living and dining area all of which have a beautiful outlook which flows through to the wrap-around outdoor entertaining area which overlooks the pool, backyard and waterfront. With three large bedrooms including a spacious ensuited master suite with walk-in-robe plus an additional bathroom, study/4th bedroom, laundry and large double lockup garage, the home is ready for an owner occupier or savvy investor. Another terrific feature of the home is the amount of storage available throughout. Nestled in the highly sought after suburb of Broadbeach Waters, with all amenities only a stone's throw away. The property is within close proximity to local restaurants, cafe's, schools, Star Casino, Gold Coast Convention Centre, Pacific Fair, as well as the Gold Coast's finest beaches plus the dining and entertainment precincts of Surfers Paradise, Broadbeach and more.\* Deceased Estate - This property will be sold!\* Motivated owner will sell prior to auction - All offers in writing will be considered\* Rarely available single level waterfront home in Broadbeach Waters\* Endless potential with future scope to be updated or built on\* Four bedroom home with expansive indoor/outdoor entertaining areas\* Situated on a massive 859m<sup>2</sup> prime waterfront block\* Close to Star Casino, Gold Coast Convention Centre, local cafe's, schools, restaurants, Gold Coast Light Rail, Gold Coast's finest beaches, plus the dining and entertaining precincts of Broadbeach, Surfers Paradise & Mermaid Beach\* Solar panels, inground pool with lighting, fully ducted and zoned air conditioning, intercom and Crimsafe throughout\* Golden opportunity- inspect today as this will not last long! Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. 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.