

35 Sophie Avenue, Broadbeach Waters, Qld 4218



House For Sale

Wednesday, 12 June 2024

35 Sophie Avenue, Broadbeach Waters, Qld 4218

Bedrooms: 5

Bathrooms: 5

Parkings: 4

Area: 754 m2

Type: House



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Auction

Cutting a sleek silhouette within a quiet avenue is this executive-level, turn-key waterfront residence, offering space, privacy and views of the city skyline. Conceived by Stuart Osman, the home's progressive design makes full use of the 754m²* northeast-facing block and features cantilevers, soaring 6.4m* ceilings and elevated landings cast from solid, suspended concrete slabs. In a move away from the coastal aesthetic, the owners have elicited a more sophisticated and timeless interior by blending clean, straight lines with dark, moody hues, such as the black Bohemian Flame stone imbued with flecks of copper that features across the kitchen, laundry and bathrooms. The floor plan allows for a comfortable family lifestyle, spread across two levels and includes a vast open-plan kitchen, living and dining space, alongside five ensuite bedrooms, extra living room, media room and study. Parents will find peace in the upper-level master retreat, where they can make a cup of coffee at the wet bar before absconding to the ensuite to take a soak in the bath while taking in the water views. Ground-level living spaces extend to a vast covered alfresco terrace serviced by a revolutionary infrared BBQ and kitchen. Host gatherings with family and friends, confident that the kids can play safely in the adjoining pool or on a strip of artificial turf beside the sandy beach. The home is centrally positioned for both amenities and water activities, with the pontoon perfect for launching a boat to go exploring the local waterways. The Highlights: - Contemporary, two-storey, new-build family home- 754m²* northeast-facing parcel with 18.1m* water frontage to inlet off Main River; private sandy beach- Tranquil water and city skyline views taking in The Jewel's trio of iconic buildings- Quiet cul-de-sac position in family-friendly neighbourhood; central to amenities - Sophisticated Stuart Osman design; full concrete slab construction- Design features include internal and external cantilevers, 3m*-high ceilings and 6.4m*-high voids, pocket slider doors to outdoor areas and balconies, oversized picture windows and louvres, P50 shadowlines, recessed LED lighting - High-quality materials, fixtures and fittings, including Bohemian Flame Silestone benchtops and counters, brushed bronze and black Nero tapware, custom-cut and laid black tile splashbacks, black aluminium battens, sheer curtains, wool-blend carpets- 9m* pontoon with power and water- 8 x 4m* pool and adjoining cabana with powder room and outdoor shower - Expansive covered waterfront terrace off living spaces, with built-in outdoor kitchen, including electric Crossray infrared BBQ and grill; Matador dual drinks fridge- Open-plan kitchen, living and dining spaces, with pocket sliders to alfresco terrace- Sleek kitchen has 3m* island with Bohemian Flame stone counter, bench seating, double sink; rose gold Zip HydroTap; Gaggenau appliances including oven, combi microwave oven, warming draw, 900mm induction cooktop, dishwasher; integrated Ilve fridge-freezer; bar space with two Vintec wine fridges - Butler's pantry with sink, storage and shelving- Upper-level parents' retreat has sliders to Juliet balcony; wet bar/coffee station with sink, shelving and cabinetry; oversized dressing room; ensuite with skylight, freestanding bath with water views, fluted glass screen, walk-in shower with triple rainwater shower heads, double vanity, toilet- Four further bedrooms, including a ground-level guest bedroom; each has walk-in wardrobe, ensuite with walk-in shower, vanity and toilet - Statement steel, Victorian Ash and glass staircase; expansive upper-level landing- Private office with external access- Cinema/media room- Additional upper-level multi-purpose/living room with water views- 2.8m*-high pivot door to entry foyer with 6.4m*-high ceiling and statement chandelier- Laundry with sink, built-in storage, hanging space, access to drying court; laundry chute- Daiken ducted and zoned air-conditioning; ceiling fans- Low maintenance, mature gardens; large strip of artificial turf beside the water- Double garage with side return access, plus secure, enclosed two-space carport- Under house storage space- Gated vehicle and pedestrian entrance; portico- Five-camera CCTV system; security alarm; Hikvision intercom, Clipsal automation The property is set in a private cul-de-sac within the central suburb of Broadbeach Waters and is surrounded by large gated homes in a family and community aware neighborhood. Its position places you in proximity to a host of amenities, including Pacific Fair Shopping Centre, The Star casino and Broadbeach's vibrant hub of shops, cafes, restaurants and patrolled beaches. Grab groceries at the nearby Q Super Centre 3km away, or for gourmet treats head to Harris Farm Markets at Capri on Via Roma at 4km, where you can also sit and enjoy a waterfront coffee at one of the centre's cafes. Take the dog for a walk in Ipsley Park, beside Ipsley Lake, 300m from the doorstep or make use of the numerous sporting amenities and golf courses in the area. High-quality schools, such as The Southport School and St Hilda's School are within 7km. Be the first to call this contemporary waterfront masterpiece home - contact Marco De Vincentiis on 0433 112 260 and Michael Kolloosche on 04111 888 15. Disclaimer: 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. 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

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