

# 38 Cocos Crescent, Broadbeach Waters, Qld 4218

JR JOHN REID

## House For Sale

Thursday, 26 October 2023

38 Cocos Crescent, Broadbeach Waters, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 875 m2

Type: House



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## Contact Agent

Capturing close to 20 meters of pristine waterfrontage, this relaxed single-storey home offers the perfect combination of style, space, and serenity. Sprawling 875 square metres of highly coveted waterfront land, this generous property beckons you to enjoy the ultimate waterfront lifestyle trimmed with subtle luxuries including sparkling in-ground pool and an idyllic composition of indoor and outdoor living. From the moment you step inside the front gate the feeling of an endless holiday begins, with tropical landscape gardens and sparkling-in ground pool welcoming you to the home. Internally, this meticulously cared for residence offers 3 sizable bedrooms and 2 renovated bathrooms, plus a versatile rumpus room. The open plan living and dining areas seamlessly connect to the waterfront at one end and the inviting pool at the other, creating an effortless flow between indoor and outdoor living spaces. While the gourmet kitchen, featuring an island bench and servery window, is a focal point for culinary enthusiasts and the heart of the home. Outdoor entertainment is a breeze with an expansive waterfront alfresco deck, offering a perfect spot to host family and friends while enjoying the picturesque water views. Sit back and relax watching the children and pets play in the secure grassed yard, or take a sunset canal cruise launching from your private pontoon – the ultimate waterfront dream. Conveniently nestled in a quiet family pocket of Broadbeach Waters this could be the peaceful waterfront position you have been looking for. Situated just moments away from the prestigious shopping and dining precincts as well as our stunning Gold Coast beaches. Features Include:– Close to 20m wide frontage to water– Huge 875m2 waterfront block– Spacious secure grassed backyard– In-ground swimming pool- Sundrenched poolside patio– Expansive rear alfresco deck overlooking the waterways and backyard– Landscape tropical gardens- Private pontoon plus concrete boat storage ramp- Open plan living and dining with waterfront alfresco at one end and pool at the other- Gourmet kitchen with island breakfast bar and servery window– 3 sizable bedrooms with built in robes- Expansive rumpus room opening onto pool– 2 renovated bathrooms– Master with ensuite, walk-in robe, water views, and access to the alfresco deck- Ducted air-conditioning– Solid single level residence– Secure undercover double carport - Secure off-street parking for additional vehicles– Excellent proximity to prestige shopping, dining, schools and our golden beaches

**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.