

**3B Andrea Avenue, Broadbeach Waters, Qld 4218**



**House For Sale**

Friday, 29 March 2024

**3B Andrea Avenue, Broadbeach Waters, Qld 4218**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Nicky and Jason Cunningham  
1300576000

## Auction

This private paradise will warm your heart and soothe your soul. Packed with personality across three levels, with extensive glazing that draws in sunshine, skyline vistas and garden greenery, it's a meticulously crafted and modern haven that promises tranquillity. Primed for entertaining, you're spoilt with multiple enticing options. Across the ground floor, where polished concrete floors flow underfoot and 3m ceilings enhance its sense of space, an open plan kitchen, living and dining zone flows freely onto an alfresco terrace. One of two external social hubs linked by a sparkling pool, the entire outdoors acts as a natural extension of the indoors. When you're not spending a chilled Sunday afternoon hosting guests here, retreat to the rooftop terrace where a breath-taking backdrop awaits. Encompassing water, skyline, and hinterland vistas, there's no better place to soak up spectacular sunsets or see the city come alive at night. Relaxed comfort can be found on the first floor, where a sun-drenched lounge room calls for you to unplug and unwind. Wrapped in windows that frame skyline views, it's a dream retreat. Light-filled interiors and an enchanting outlook continue to the master suite with a private balcony, walk-in robe and ensuite, with the villa rounded out with two additional bedrooms, two more contemporary bathrooms and a ground floor office.

**The Highlights:**

- Modern and spacious stand alone villa in the prestigious Golden Triangle precinct
- Private paradise infused with personality, heart and soul where indoors and outdoors act as a natural extension of each other
- Fuss-free polished concrete floors flow underfoot downstairs, complemented by 3m high ceilings and extensive glazing that draws in sunshine and silhouettes lush garden views
- Expansive, open plan living and dining zone anchored by a modern kitchen, flows seamlessly outdoors via retractable bi-folds
- Kitchen includes a butler's pantry, semi-integrated Bosch dishwasher, Smeg 6-burner gas cooktop and 900mm oven
- Sun-soaked lounge room on the first floor, wrapped in windows that frame sweeping skyline views
- Light, bright and inviting master suite, opens to a private water and skyline-view balcony and includes a walk-in robe and sleek ensuite
- Two additional bedrooms, one with ensuite access to the modern main bathroom
- Ground floor includes an office with built-in storage and a modern bathroom
- Laundry with full-height storage plus linen cupboards and deep under-stair storage
- Double garage
- Two private ground floor alfresco entertaining areas; terrace with built-in BBQ, sink, Vintec wine fridge, plus a protected pavilion adjoining the saltwater pool
- Enviably rooftop terrace embraced by 300-degree water, skyline and hinterland vistas, illuminated by festoon lighting
- Established, easy-care gardens enhance the home's privacy and tropical tranquillity
- 20 solar panels
- Tinted windows and shutters throughout to block out heat
- Intercom at front gatehouse
- Security cameras at front and rear
- Ducted air-conditioning throughout
- Meticulously maintained by just one owner

Perfectly positioned, the best of Broadbeach is on your doorstep. Walk or ride to beaches, cafes, shops and restaurants, with Star Casino and Pacific Fair so close you'll never need to wander far for entertainment and indulgence. Elite schools, TSS and St. Hilda's are within 8.5km from this family-friendly neighbourhood too, plus there's ample public transport. Reclaim time in your life with a modern, low-maintenance villa that shines with charm and style. Contact Jason and Nicky Cunningham on 0414 959 010 today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not 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 or otherwise.