

4 River Crescent, Broadbeach Waters, Qld 4218

House For Sale

Friday, 3 November 2023

4 River Crescent, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 994 m2

Type: House



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Price Guide \$2,895,000

Welcome to a haven where every day feels like a dream vacation! Nestled along the pristine shores of the main river, this luxury waterfront home is not just a residence; it's a celebration of the art of living. Prepare to embark on an unparalleled lifestyle journey. The home is perfectly positioned to take full advantage of its main river location, offering breathtaking water views from nearly every room. This home is located in a prime position with only local traffic passing by, a park across the road that is perfect for children and pets, walk to the bus stop and only a few hundred meters from two shopping centres. This home is truly in the best location! Step inside, and you'll immediately notice the attention to detail in every aspect of this home. The open-concept living space boasts high ceilings and abundant natural light, creating an inviting and spacious atmosphere. The living room is a haven of comfort and relaxation, with large bi-fold doors that frame the ever-changing river scenes. It's a perfect place to unwind or entertain guests. The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, ample counter space, it's not only functional but also a beautiful space for cooking and gathering. The dining room offers a formal setting for special occasions, with large bi-fold doors that open up to provide a panoramic view of the river. This home offers four spacious bedrooms, each designed for comfort and tranquility. The master suite is on the second floor and a true sanctuary that overlooks the river, a luxurious en-suite bathroom, and a walk-in closet. The bathrooms throughout the house are elegantly appointed, with modern fixtures and quality materials. Outdoor living spaces are equally as impressive. The expansive deck and patio areas create an ideal setting for al-fresco dining, morning coffee, or simply enjoying the river breezes. But what truly sets this property apart is its direct access to the main river. Imagine boating, fishing, or simply watching the sunset from your own backyard. This 4-bedroom home on the main river offers a rare opportunity to live in a place of unparalleled natural beauty. It's a home where everyday living feels like a retreat, and where you can create lasting memories with family and friends. Don't miss your chance to own a slice of paradise.

PROPERTY FEATURES- 994m² Commanding North East to Water block - 435m² (47 squares) of Easy Waterfront Lifestyle Living - Wide street frontage with electric Iron front gate and private pedestrian entrance with intercom - Private tranquil setting - Oversized 2 Car Garage with direct access into the home plus workshop/storage room - 4 Bedroom (master upstairs) - Master Retreat upstairs with water views, ensuite, walk-in robe and study or make up desk. - 2 Bathrooms (main downstairs with separate toilet) - Private Lagoon style feature pool with waterfall, wrapped by tropical garden - Multiple indoor/outdoor entertaining areas for year-round entertaining - Games room with professional size pool table - Chef kitchen with stone benchtops and free-standing gas cooker, integrated fridge freezer - Butler Pantry - Open plan lounge, dining with bi-fold doors opening out to covered outdoor-entertaining and open air deck - Bali hut covered outdoor area with built in BBQ - Established landscaped tropical garden - Separate Laundry - Split System air-conditioning - Ceiling fans throughout - Intercom secured front gate Surveillance system installed - Pontoon with Jet Ski dock

RATES & FEES GCCC Rates \$ 1,919.83 approx. per six months Water Rates \$ 354.49 approx. per quarter.

Price Disclaimer: This property is being sold 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 only.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.