

5 Rudd Street, Broadbeach Waters, Qld 4218



House For Sale

Tuesday, 2 January 2024

5 Rudd Street, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 793 m2

Type: House



Gypsea Youngsmith
0400167677



Daniel Donovan
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Auction

Boasting a blue-chip waterfront location with direct ocean access within 3km of golden beaches, this solid brick four-bedroom will lure you in with its potential and charm. Presiding over a generously sized 793m² block and well-presented, it promises comfort as is or the opportunity to add value via renovations. The light-filled kitchen and meals area is already modernised for your convenience, with this and two spacious living and dining zones capitalising on very wide water and mountain views and easy access outdoors. Here, a full-length patio is ready for alfresco relaxation or entertaining, with the terraced backyard trailing down to a private timber jetty over a sandy beach. Additionally, take advantage of a very large double garage with rear drive-through capability to the backyard and water's edge perfect for camper trailer or boat storage. Plus a supersized 4th bedroom/multipurpose room with it's own separate entrance, perfect as a teen retreat, rumpus, guests room, granny flat or home office space. What you'll appreciate most of all though is the superb centrality of this prime location. Vibrant Broadbeach cafes, bars and restaurants beckon in approx. 2km, along with upscale Pacific Fair and Star Casino. Popular Albert Park and Moana Park are an easy stroll from home and offer fitness and fun for all ages, plus benefit from being close to the future Lanes Retail Village, which will deliver a lively fresh food market hall, a cosmopolitan cuisine scene, medical and wellbeing hub and lakeside community green. Factor in a range of private and public schools within a 6.5km radius and being under 7km from the M1 and you're all set to embrace the freedom of easy living. Don't delay, arrange an inspection today!

Property Specifications:

- Solid brick, single level waterfront living on a generously sized 793m² block
- Central, blue-chip location within 3km of golden beaches
- Well-presented and comfortable as is or renovate to add value and enhance liveability
- Light-filled, modern kitchen and meals area with outdoor access and a picture window framing water and mountain views
- Spacious formal and informal lounge and dining rooms, opening to the waterfront terrace
- Master bedroom features an ensuite and walk-in robe
- Two additional bedrooms with built-in robes
- Supersized 4th bed/multi purpose room with separate access - ideal as teen retreat/rumpus, granny flat, guests accommodation or office
- Main bathroom with separate toilet

Full-length covered alfresco patio, overlooking the yard waterways and mountains

- Expansive, terraced backyard steps down to a timber jetty over sandy beach
- Laundry with external access
- Large double garage with rear roller door drive through access to the backyard and water's edge suitable for trailer/boat storage
- Launch your boat across the sand from the back yard or jetty and take advantage of the direct Broadwater/Ocean access
- Walking distance to Albert Park and Moana Park
- 2km to Pacific Fair, The Star, Gold Coast and vibrant Broadbeach bars, restaurants and cafes (approx.)
- 2km to St. Vincent's Primary, under 4km to Broadbeach Primary and 6.5km to Emmanuel College (approx.)
- Under 7km to access the M1 motorway

Council Rates: Approx. \$1,840.09 half yearly
Water Rates: Approx. \$252 per quarter
Rental Appraisal: Approx. \$1,250 - \$1,350 per week
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