

7 Andrew Avenue, Broadbeach Waters, Qld 4218



House For Sale

Friday, 19 April 2024

7 Andrew Avenue, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 754 m2

Type: House



Jacqui Forrester
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Rob Lamb
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Auction

Illuminated in sunshine and capturing water views from every angle, this north-to-water dual-living residence will be your sweet retreat. Resting on a 754m² block and overlooking 18.4m water frontage, the single level layout blends elegance with practicality, featuring a chef's kitchen with gas cooking, stainless steel benchtops, and a servery window that links to the alfresco area. Sunny and spacious living and dining zones flank either side, with each also seamlessly connecting with the outdoor entertaining quarters. Comfort and style continue across three generously sized bedrooms. An ensuite anchors the master suite, while the main bathroom is strategically placed between the second and third bedrooms, maximising functionality. A dedicated study offers the perfect spot for work or creativity, plus a self-contained studio apartment with a kitchen, bedroom/living area, bathroom, and private entry presents a flexible option for multi-generational living or an income-producing asset. Outdoors caters to an enviable lifestyle, led by a Balinese-inspired alfresco entertaining pavilion. Host guests here against a backdrop pool, waterways, and sandy beach vistas or soak up the sunshine on the poolside deck. Alternatively, a secluded courtyard trimmed with mature hedges is a serene place to escape to. Boaties will appreciate the pontoon and bridge-free access to nearby Main River, plus the property hosts a secure double carport, additional off-street parking, and gated access for a third vehicle, boat, caravan, or jet-ski. The Highlights: - North-to-water single level residence in a sought-after setting - 754m² block with 18.4m water frontage, moments from Main River - Illuminated in sunlight, with calm water vistas following you throughout - Chef's kitchen featuring gas cooking, stainless steel benchtops and servery window - Sunny and spacious family and meals room opens to the waterfront deck - Expansive lounge and dining zone, flows onto the outdoor entertaining area - Three generously sized bedrooms with built-in robes, including a master suite with ensuite - Main bathroom cleverly positioned between the 2nd and 3rd bedroom - Study - Self-contained studio apartment with kitchen, bedroom/living area, bathroom and private entry, ideal for multi-generational families or rental income that offsets your mortgage - Balinese alfresco entertaining pavilion and decking overlooking the large pool, waterways and sandy beach - Sunny deck and paving by the pool plus a secluded courtyard trimmed with mature hedges - Pontoon with bridge-free Main River access - Secure double carport, off-street parking plus gated access for third vehicle, boat, caravan or jet-ski - Two garden/storage sheds - 6kW solar system - Ample storage throughout Positioned in a peaceful, tree-lined cul-de-sac, patrolled beaches beckon in approx. 10 minutes, along with a vibrant array of bars, restaurants and cafes in Broadbeach. You're also an easy drive from Pacific Fair or The Star, where you can enjoy a flutter, fine dining or catch a show. Closer to home, stroll 450m to Albert Park to sample lakeside walking paths, sporting amenities, a playground and dog off-leash zone. Ample public transport nearby, plus families will appreciate access to multiple public and private school options within 4.5km. Be quick to inspect this north-facing, single-level stunner. Contact Rob Lamb on 0405 608 601 or Jacqui Forrester on 0431 596 411 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.