

70 Poinciana Boulevard, Broadbeach Waters, Qld 4218

JR JOHN REID

Sold House

Friday, 8 September 2023

70 Poinciana Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 751 m²

Type: House



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\$2,325,000

Nestled in an enviable location, renowned for its row of magnificent, flowering Poinciana trees, this immaculate 5-bedroom, 3 bathroom residence embraces a peaceful waterfront position sprawling 751sqm, offering a private haven of modern luxury. Meticulously designed to meet the demands of contemporary family living, this expansive home presents a simply sublime offering. Internally, the property showcases a thoughtful array of living and dining areas, carefully crafted to provide both intimacy and sociability. Stepping outside, the collection of entertaining amenity continues with a sparkling swimming pool, waterfront alfresco patio plus sun-kissed deck, secure grassed yard, and a private pontoon. Whether you're hosting lively gatherings, embarking on canal cruise, or simply relishing a serene evening at home, this residence effortlessly caters to your every desire. With its double garage, and designated workshop space plus storage, this residence seamlessly combines functionality, style, breathtaking water views, and an unrivalled location. Situated merely steps from waterfront parklands, only minutes away from the vibrant cultural and dining hub of Broadbeach, pristine beaches, and a short boat ride to Main River, this property promises the ultimate Gold Coast lifestyle. Features Include:- Spacious 751m2 waterfront block- Wide waterfrontage- Located only minutes to Main River- Expansive 2 storey home with dynamic floorplan- 5 bedrooms (one with private balcony and skyline views), plus study/6th bedroom- 3 stylish bathrooms- Master bedroom overlooking the water, with ensuite bathroom and walk-in wardrobe- Spacious kitchen with built in breakfast bar, plenty of storage and high-end appliances- Waterfront living area- Open plan dining, family room, and second living area with wallpaper TV- Private undercover courtyard- Waterfront alfresco entertaining area- Secure waterfront yard- Private pontoon and boat ramp- Sparkling in-ground pool- Ducted reverse-cycle air-conditioning (6 Zones)- Solar electricity and hot water- Vacuumaid- CCTV Cameras and security screens- Electric vehicle entry gate- Double lock up garage plus workshop area and storage- Laundry with external access- Excellent location close to vibrant shopping and dining precincts, plus the beach

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.