

**73 Rudd Court, Broadbeach Waters, Qld 4218**



**Sold House**

Tuesday, 9 April 2024

73 Rudd Court, Broadbeach Waters, Qld 4218

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 769 m2**

**Type: House**



Brad Coyne  
1300576000

**\$2,875,000**

This property was sold at auction by Brad Coyne Method of sale: Auction Marketing campaign: Print and Targeted Digital Campaign OFI Attendees: 42 Enquiries: 69 Number of Pre-Auction Offers: 4 Number of Registered Bidders: 5 Days on Market: 29 Online Views: 15,343 For strategic advice on your next sales campaign, call Brad Coyne on 0420 588 866 If luxury and location are paramount, look no further than this beautifully renovated, single-level house fronting a protected Main River inlet. Facing north atop a 769m<sup>2</sup>\* block, the home captures a desirable outlook extending uninterrupted across a wide waterway to Q1, the city skyline's most iconic landmark. Welcoming you to the low-maintenance property is a tranquil garden with an on-trend Palm Springs influence. Stylish and sophisticated, the interior has been elevated with American oak hybrid timber floors, VJ panel feature walls, quality ABI fixtures and bespoke tiling selections. Tucked away behind a custom barn door is the oversized master suite with a walk-in robe and deluxe ensuite. Highly suited to a family, the floor plan features four additional bedrooms, three of which benefit from an ensuite. The gourmet kitchen promotes cooking and connection, while a dedicated media room is perfect for movie nights. Designed for year-round comfort, the open living and dining zone has a cosy fireplace and sliding doors that peel back to welcome in refreshing breezes. During lively gatherings, flow onto the partially covered alfresco area to wine and dine friends by the water. The saltwater pool and heated spa pool tempt a dip in any season, while a private sandy beach encourages you to fish or launch a kayak. The Highlights: - Fully renovated, single-level house - 769m<sup>2</sup>\* block with 11.9m\* frontage to wide-water inlet - North-facing with views over water to Surfers Paradise skyline - Central location near to patrolled surf and popular lifestyle precincts - Low-maintenance front garden with Palm Springs influence - Private sandy beach; saltwater swimming pool plus spa pool - Partially covered entertaining area overlooking the water; three Shelta umbrellas - Custom rosewood pivot front door with keyless entry; hand-made barn door to master bedroom - American oak hybrid timber flooring; ABI brass, black and gunmetal fixtures; VJ panel feature walls; bespoke tiling throughout - Open living and dining space has built-in electric fireplace and access to outdoor entertaining - Kitchen features five-burner gas cooktop, rangehood, dual Bosch ovens, integrated Fisher & Paykel double-drawer dishwasher; central island with storage and seating; stone benchtops - Butler's pantry with Vintec wine fridge and storage space - Oversized master suite has large walk-in robe and ensuite with free-standing bath, walk-in shower, dual vanity and toilet - Four additional bedrooms featuring built-in robes; one with a private ensuite, two with access to a shared ensuite - Media room with 100-inch, cinema-style TV, Samsung surround sound, carpet and built-in storage - Floor-to-ceiling tiles throughout every ensuite - Additional powder room - Laundry with ample storage, built-in hanging rack and access to external drying court - Oversized double garage with built-in storage; gated driveway offering secure parking for two additional cars - Crow alarm system; Fermanx intercom - Daikin ducted and zoned air-conditioning; ceiling fans - Fully fenced property with gated vehicle and pedestrian access - Water tank Broadbeach Waters is a highly sought-after suburb, favoured for its blue-chip properties and many conveniences. Jack Gaven Park and Albert Park are within an easy stroll. Broadbeach's many amenities, which include patrolled surf, The Star Casino and Pacific Fair Shopping Centre lie within 3km, while the lifestyle precincts of Isle of Capri and Surfers Paradise are also within a short drive. For families, the address sits in the catchment for Surfers Paradise State School and Merrimac State High School, and is within a convenient drive of leading private schools. The Gold Coast Highway is nearby, facilitating easy travel north or south. Enjoy the benefits of a modern renovation in this premier waterfront property – contact Brad Coyne 0420 588 866.