

8 Seabreeze Street, Paradise Point, Qld 4216



House For Sale

Thursday, 28 March 2024

8 Seabreeze Street, Paradise Point, Qld 4216

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 639 m2

Type: House



Leo Ryan

0414810495

Auction

Wow, when only the best will do!! Leo Ryan is proud to present this builders own home that has been meticulously renovated and will provide the new owner with a wonderful lifestyle as there is nothing left to do on this waterfront property. A magnificent property that you will be proud to call home and your friends and family will be envious every time they come to visit. From the moment you pull up on the street this home makes a statement and oozes quality throughout. The magnificent renovation is complimented by the seamless transition from indoor living to outdoor entertaining on the water's edge. This home is centrally located and is in the highly sought after beachside suburb of Paradise Point. The home will provide a wonderful lifestyle of relaxing at home, boating on the nearby Broadwater while the vibrant café and restaurant precinct are all on your doorstep. This home presents like new and every waterfront buyer must inspect, our vendors are not testing the market and they will consider all genuine offers prior to auction. Features of this property include:

- Land size 639m² with approx 54 feet of water frontage with sandy beach
- Open plan kitchen and dining area with stunning outlook
- Gourmet kitchen with functional and practical design including dual sink & extensive cupboard space
- Twin 600mm pyrolytic ovens, 900mm induction cooktop and integrated dishwasher
- Large island bench with breakfast bar and cumulus cloud composite stone bench tops
- Additional breakfast bar and servery with large servery window to outdoor entertaining area
- Indoor / outdoor servery with double door bar fridge including heated glass
- Casual lounge area downstairs plus media room
- Grand entry with stunning American oak staircase and timber featured balustrade
- Large 5mtr ceiling void to grand entry
- Master bedroom with ensuite and walk in robe
- Ensuite with dual shower and soaker bath plus led mood lighting
- Large main bathroom with stunning finishes and backlit mirror
- Split system a/c plus ceiling fans throughout the home
- Excellent cross ventilation with extensive louvered windows and crim safe screens
- Abundance of natural light
- Separate home office
- Well appointed laundry with laundry chute from upper level
- Downstairs bathroom including shower
- Stunning outdoor entertaining area adjacent to inground pool with 30mm natural stone / travertine
- Natural stone / travertine to front entry
- Dual pedestrian access gates to entry with intercom
- Fully fenced property with grass area for pets
- Great use of VJ paneling as ceiling feature in alfresco
- Large Salt chlorinated pool 9mtr x 4.5mtr overlooking the water with glass balustrade
- Fire pit area overlooking the water with low maintenance modwood decking
- Covered alfresco area with insulated paneling and retractable sun blind
- New pontoon 9mtr x 3mtr with pro fender, water, power, lighting plus filleting table
- Gangway has storage racks for kayak
- Davit storage for small boat / tinnie
- Double lock up garage with additional storage and workshop area
- Large driveway for additional off street parking
- Second driveway crossover with sliding gate to caravan/ boat parking, suit 10mtr Van
- 5 Minutes by boat to main river
- 3 Minutes by car to Paradise Point
- 10 Minutes to Griffith University and Gold Coast hospital
- 20 Minutes to world famous Gold Coast beaches
- 45 Minutes to Gold Coast international airport
- 1 hour to Brisbane international airport
- Rental appraisal \$1600 - \$1800 per week
- General Rates \$1445 per ½ year

This property is sure to impress and will provide the new owners with a enviable lifestyle in a great location. Our vendors are motivated sellers and will consider all genuine offers prior to auction. Auction on site Sunday 21st of April at 1pm if not sold prior. To arrange your inspection call Leo on 0414 810 495. 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.