

91 Clear Island Road, Broadbeach Waters, Qld 4218



House For Sale

Thursday, 18 April 2024

91 Clear Island Road, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1080 m2

Type: House



Corey Bedford
0432282502

Auction

Nestled in a peaceful and private cul-de-sac, this dual living haven offers space, serenity and enticing potential. Anchored on 43.1m of prime waterfrontage and set upon a 1080m² en pointe block with just one neighbour, build your dream home on a rarely found, supersized waterfront allotment or enjoy the current dwelling's comfort and character. Parquetry flooring and American oak woodwork offer a touch of traditional appeal across the main residence, complemented by a kitchen with timber cabinetry, granite benches, and updated Bosch appliances. Separate sun-lit living and dining area await either side, while a sunken lounge beneath a striking raked ceiling calls you to pour a drink from the wet bar and relax or entertain in classic style. Three bedrooms grace the upper level, enhanced by either water or skyline views. The master suite is blessed with a tapestry of both vistas and accompanied by a renovated ensuite bathed in natural light. The main bathroom and powder room are also updated in striking monochromatic tones. Outside, an expansive alfresco area overlooks private beach, wide waterways and mountain views. A pontoon is your gateway to exploring the waterways plus enjoy a large fenced lawn area for kids and pets to play. Enjoy a pontoon for your watercraft and the large, fenced lawn areas for kids and pets to play. Multi-generational families or those seeking an additional income stream will appreciate the self-contained, standalone cottage that captures the essence of private dual living. Separately fenced and with its own street access, it boasts a kitchen, living/dining space, bedroom with built-in robes, bathroom, study nook plus a front and rear patio. The Highlights: - Tranquil and private dual living estate with untapped potential with close proximity to Pacific Fair, The Star Casino and the beach- Rarely found, supersized 1080m² block with adjoining park, and anchored on 43.1m of waterfrontage- Enjoy as is or redevelop on a unique Broadbeach Waters allotment - Architect owner designed the house for himself with character-rich interiors across two levels enhanced by parquetry flooring and American oak woodwork- High quality-built house has been updated with modern appliances, ducted air-conditioning and security to maximise comfort or living. - Kitchen with timber cabinetry, granite benches, Bosch double oven, dishwasher and ample storage- Separate, sun-lit living and dining areas flank the kitchen- Sunken formal lounge features a wet bar with Vintec wine fridge, crowned by a soaring raked ceiling with exposed timber beams- Spacious master suite boasts water and skyline vistas, dual built-in robes and a large, renovated ensuite - Two additional large bedrooms with water or skyline views- Renovated main bathroom and powder room in striking monochromatic tones- Self-contained, standalone 1-bed, 1 bath cottage with a kitchen, living/dining space, built-in robes, study nook, air-conditioning, plus patio overlooking private garden.- Cottage also features private street access, ideal for multi-generational families, guests or income earning that offsets your mortgage - Expansive alfresco entertaining area with covered and open-air sections, overlooks the wide waterways and hinterland- Pontoon and underdeck storage area- Thriving kitchen garden- Large waterside backyard lawn area that is fully fenced- Double garage plus two carports and a vast motor court for secure off-street parking- European-style laundry - Fans, air-conditioning and vacumaids- Security system, keyless entry and Crimsafe screens- House is elevated above the canal Tucked away at the end of a tranquil cul-de-sac, take advantage of being 5 minutes from upscale Pacific Fair where a world of shopping, dining and leisure options await. 10 minutes to Star Casino and 15 minute walk to golden beaches and the vibrant Broadbeach cuisine scene. The proximity to parklands, cafes and schools add to the allure of this central location, along with access to public transport. From the peaceful and central location to the elevated wide water outlook, enviable dual living and large land size, there's so much to capitalise on here. Contact Corey Bedford on 0432 282 502 and arrange your inspection 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.