

13 Bermuda Street, Broadbeach Waters, Qld 4218

— **Ray White** Coastal

House For Sale

Wednesday, 10 July 2024

13 Bermuda Street, Broadbeach Waters, Qld 4218

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 804 m2

Type: House



Sharon Kelly
0755266999



Campbell Moore
0755266999

Price By Negotiation

Live the luxury lifestyle in one of Gold Coast's most popular and sort after suburbs "Broadbeach Waters". This magnificent dual living residence faces east over a long/wide waterway junction, capturing stunning Broadbeach and Surfers skyline views. Perfect for large or extended families, boasting a three-bedroom flat with separate entry, bathroom, toilet, full kitchen, living/dining area, air conditioned, north facing sunny patio and two undercover car parks. This flat can be separated from the main house. Unlimited options for its use. Teenagers retreat, extended family, au pair quarters, generate an income, run a business, loads of room for extended family and visitors. Located on a large 803m² block with over 18.4 metres of waterfrontage, this sprawling spacious home, with quality fittings and low maintenance is exactly what you are looking for in a waterfront entertainer. Boating enthusiasts will love the lifestyle of a short trip to the main river with ocean access. Boat ramp with electric winch and large floating pontoon with power and water. Fish and crab from your own back deck. Located in the heart of Broadbeach Waters, you are only moments away from the sandy beaches, Pacific Fair shopping centre, the star casino, light rail and a variety of trendy spots to wine & dine. Property specifications:

- Spacious family home boasting 6 bedrooms plus study &
- 4 bathrooms with multiple living areas
- Dual living with a fully self-contained 3-bedroom apartment for extra income extended families or au-pair quarters.
- Alfresco entertaining cabana overlooking the pool and waterways - great for an afternoon cocktail and BBQ
- Boaties dream - only moments to main river with ocean access
- Fish and crab from your own deck or pull out the kayak
- Large open plan kitchen with 6 burner gas cook top, 900mm oven, marble bench tops, ample storage, walk in butler's pantry with updated modern lighting - an entertainer's dream
- Original classic timber/pine entertaining bar area
- Tiled throughout living area / carpet in bedrooms & retreat
- All year comfort with air conditioning and ceiling fans throughout
- Upstairs parents retreat with ensuite, oversized walk-in his/hers dressing room and overlooking the stunning waterway and skyline view.
- Two master bedrooms downstairs with built-in wardrobes and modern bathroom with bath and separate toilet
- Study/office
- Downstairs bathroom servicing guests and cabana/sunroom
- Plenty of storage under stairs and a large walk in storage/linen room
- Separate Laundry with abundant storage and external access
- 5kw Solar Power system - minimal electricity bills
- Boat ramp with electric wench and storage for kayaks, paddle boards, crab pots and fishing rods
- Large pontoon with power and water surrounded by a timber deck on the water's edge - idyllic to sit back and enjoy a cocktail enjoying the beautiful sunsets, water and skyline views
- Double lock up car port plus room for additional 3 cars off road (5 car parks in total)
- Front electric gate & garage with security entrance gate house
- Waterfront pool with frameless glass fence
- Sandy beach, watch the dolphins, swans and ducks from your own back deck
- 3 large water tanks
- Fully fenced - perfect for pets and kids
- Short stroll to world famous Albert Park with lakeside walking paths, off-leash dog park, playground & sporting amenities.
- Close to shops, transport, churches, restaurants, cafes, star casino, light rail, schools and nightclubs. World famous beaches, shopping, dining and entertainment beckon in nearby surfers' paradise and Broadbeach and you're within 7km of exclusive Schools, TSS, St Hilda's, St Michael's and St Vincent's. Arrange your inspection for this iconic waterfront estate today!

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.