

**3 Costa Court, Broadbeach Waters, QLD, 4218**



**House For Sale**

Tuesday, 24 September 2024

3 Costa Court, Broadbeach Waters, QLD, 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## North-Facing Coastal Entertainer

This stylishly renovated waterfront residence at the end of a quiet inlet but with direct access to Main River offers a coastal lifestyle in a blue-chip pocket.

Lovingly updated by its owners with a nod to the popular Mediterranean aesthetic, the well-built, brick home holds a premium north-facing aspect towards the city skyline.

Designed for entertaining, the single-level, light-filled residence enjoys a state-of-the-art kitchen with butler's pantry, Neff appliances and an illuminated wine cabinet that provides an eye-catching central feature.

Slide open the custom servery window and serve drinks and snacks to guests gathered on the alfresco terrace which overlooks a resort-style pool built to custom specifications.

Three generous bedrooms provide sufficient comfort and space for a growing family, with architectural plans allowing for the addition of a fourth-bedroom or living space if required.

The property comes with a pontoon to moor a boat ready for days spent exploring the surrounding waterways with family and friends. Additionally, a secure, four-vehicle carport offers adequate height clearance for watercraft and caravans.

### The Highlights:

- Renovated, single-level, home on Main River inlet
- 551m<sup>2</sup>\* block along private cul-de-sac in central location
- North-to-water aspect capturing city skyline views
- Pontoon, with direct access to Main River
- Heated, magnesium pool; fenced rear lawn overlooking quiet waterway
- Alfresco entertaining areas with bar and built-in fridges; retractable, electric awning
- Open-plan kitchen, living and dining area with water views and built-in bar/servery; polished concrete floors; arch feature wall with sliders to outdoor patio
- Kitchen has 2.7m\* stone island and high-end Neff appliances, featuring two ovens and a 90cm five-burner induction cooktop, integrated dishwasher and Smeg integrated fridge/freezer; Blanco tapware and Zip HydroTap with hot, cold and sparkling water; illuminated wine rack
- Combined butler's pantry and laundry with plantation shutters and external access
- Three bedrooms, with architectural plans for the addition of a fourth bedroom/master suite
- Main bedroom has private entry, built-in robe; ensuite has walk-in shower with Streamline Arcisan shower panel, fluted screen; single vanity and toilet
- Two additional, oversized bedrooms with built-in robes
- Fully tiled main bathroom has Streamline Arcisan shower panel with fluted glass screen, bath, single vanity and separate toilet
- Secure, four-vehicle carport, able to accommodate caravan or boat
- Electric gated entry; video intercom; Uefy security cameras
- Crimsafe screens
- Daikin zoned ducted air-conditioning, plus ceiling fans throughout
- Low-maintenance tropical gardens with artificial grass; outdoor shower
- 4m x 2m storage shed

Broadbeach Waters is a highly sought-after suburb favoured for its proximity to patrolled beaches and world-class amenities. Take a short stroll to exercise or play at Albert Park, which features a playground, public basketball court, walking paths and sprawling lawns. Nearby attractions, including The Star Casino, Gold Coast Convention and Exhibition Centre and Pacific Fair Shopping Centre, are all within 3km, while the patrolled surf of Kurrawa Beach is 3.3km away. The Gold Coast Highway, along with convenient public transport options, including the Gold Coast Light Rail, is nearby,

facilitating easy travel north or south.

Embrace stylish waterfront living in a blue-chip address contact Nicky and Jason Cunningham on 0414 690 063.

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