

**4 Alaska Ave, Broadbeach Waters, QLD, 4218**

**JR JOHN REID**

**House For Sale**

Thursday, 1 August 2024

4 Alaska Ave, Broadbeach Waters, QLD, 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kurt Reid

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## Single-level waterfront retreat, merely metres to Main River

Situated on a sprawling 690m<sup>2</sup> waterfront allotment, this meticulously maintained family home claims its place in the heart of Broadbeach Waters, nestled just off the banks of the Main River and across from the lush greenspaces of Hart Park.

Step into a world of charm and sophistication where lofty ceilings, streams of natural light, and the timeless allure of whitewashed interiors paired with warm timber accents create an inviting ambiance. The dynamic floor plan encompasses four generous bedrooms, two bathrooms, and a dedicated home office, designed to accommodate modern family life. Culinary enthusiasts will revel in the gourmet kitchen featuring Miele appliances and a butler's pantry, while wine connoisseurs will enjoy the built-in bar and dual wine fridges.

Experience seamless integration of indoor and outdoor entertaining with stacking glass sliders connecting the open-plan internal living and dining spaces to the covered alfresco area, all enhanced by stunning water views. A tiled, in-ground pool and sun-soaked waterside deck add to the enviable lifestyle amenities, while lush landscaped gardens, highlighted by feature lighting, surround the home.

Positioned just moments away from vibrant shopping districts, diverse dining options, charming cafes, and the sun-kissed shores of the beach, this residence presents a lifestyle that effortlessly blends convenience with coastal charm. With this acquisition, you're not just gaining a home; you're securing a gateway to a vibrant and well-connected community, where the best of Gold Coast living unfolds just beyond your doorstep.

Features include:

- Expansive 690m<sup>2</sup> waterfront block with stunning views
- Positioned just a stone's throw to Main River
- Dynamic floorplan boasting 4 generous bedrooms
- 2 modern bathrooms with timber feature ceilings (family bathroom with spa tub)
- Huge master suite with oversize walk-in robe, ensuite with dual vanity and a private study
- Study space off master bedroom with lush outlook and additional entry from outside
- High 2.7m ceilings with 4m cathedral ceilings and timber features in the living/dining
- Open-plan layout through living and dining areas with multiple spaces for both seclusion and togetherness
- Gourmet kitchen with stone benchtops, Miele appliances and butler's pantry
- Built-in bar area with 2 x Vintec wine fridges, feature shelves and cabinetry
- Stacking sliders and security screens connecting indoor and outdoor entertaining
- Covered alfresco dining area
- Tiled, in-ground pool on the waterfront
- Sun-soaked, Modwood, pool/canal side deck (installed 2022)
- High-end outdoor feature lighting and lush landscape gardens surrounding the home
- Semi covered boat ramp with new winch installed
- Shared jetty (potential for private jetty STCA)
- Double secure carport with built-in work bench area
- Installation of Velux skylights in 3 rooms
- Double brick construction with double insulation, concrete masonry fencing, and terracotta tile roof
- Directly across the road from Hart Park
- Walking distance to local shops, cafes, the Surfers Paradise Golf Club, and St Vincent's School
- Only a short distance to the heart of Broadbeach, shopping, dining, the casino, pacific fair, and the beach
- Fully repainted both internally and externally in 2022
- New Chlorinator, filter etc installed 2023
- New reverse cycle ducted AC system installed 2023
- Hydrotherm heat pump hot water system

- 13.3kw solar 3yo with 2 x 5kw Fronius inverters
- Bose surround sound system
- Exterior Arlo security systems
- Internal back to base security system

**Suburb profile:**

The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything – you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.