

41 Merrimac Boulevard, Broadbeach Waters, Qld 4218

House For Sale

Sunday, 23 June 2024

41 Merrimac Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: House



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Indulge in this brand new four-bedroom, four-bathroom residence meticulously crafted by multi-award winning Clamroc Constructions to amplify natural light and enrich low-maintenance living. Rising two luxurious levels of elevation this calm, coastal oasis captures an ambient northern aspect enhanced by captivating water and skyline views. With an elegant façade trimmed with lush greenery and earthy timber accents this stylish home exudes 'street appeal' with a refined architectural essence. Interiors boast a luminous and airy atmosphere with towering double-height void staircase, subtle colour palette, sophisticated feature lighting, and soft natural elements. Boasting a free-flowing layout, the ground floor features a convenient multi-purpose room/5th bedroom and bathroom, in addition to the open-plan lounge and dining area which merges seamlessly with the gourmet kitchen featuring high-end Smeg appliances. Corner stacking sliders blur the lines between indoor and outdoor living, connecting the covered alfresco terrace with built-in BBQ to the rest of the home. Outside, a sparkling pool, sun-drenched deck, grassed yard, glistening water views, and direct canal access complete the external entertaining amenities. The upper level offers a haven of relaxation featuring an indulgent master suite with walk-in robe, and ensuite bathroom with dual vanity and freestanding bath, plus a private north-facing balcony. A further three large bedrooms with built-in robes and two stylish bathrooms enhance the top level, with one room featuring a walk-in robe, and two sharing access to a dual-entry ensuite with double vanity. Perfectly positioned within walking distance of Pacific Fair, The Star Casino, prestigious dining precincts and our pristine beaches, this impressive home offers upscale comfort and convenience without compromise.

Property Features:- Brand new home by with multi-award winning Clamroc Constructions (with builder's warranty)- Captivating water and skyline views- Covered alfresco area with built-in BBQ- Sparkling waterfront pool with sun-drenched poolside deck- Direct canal access with glistening water views- Corner stacking sliders connecting indoor and outdoor living- Gourmet kitchen with high-end finishes and Smeg appliances- Open-plan living, dining and kitchen- Four spacious bedrooms with built-in robes- Four elegant bathrooms- Multi-purpose room/5th bedroom on ground floor- Indulgent master bedroom with walk-in robe, private north-facing balcony, and ensuite bathroom with freestanding bath and double vanity- Beautiful feature lighting design - Home security system- High ceilings throughout with double height void staircase- Grassed yard area- Internal laundry with external access- Double secure carport- Lush, landscape gardens- Idyllic location, walking distance to Pacific Fair, The Star Casino, vibrant dining options, and white sandy beaches

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.