

# 43 Sunshine Boulevard, Broadbeach Waters, Qld 4218



## House For Sale

Wednesday, 21 February 2024

43 Sunshine Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

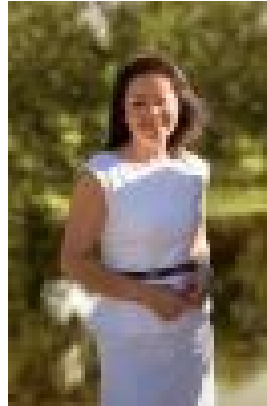
Parkings: 2

Area: 615 m<sup>2</sup>

Type: House



Mitch Palmer  
0755922706



Sabrina Chen  
0755922706

## Offers Over \$2,990,000

Modern sophistication, functionality and elegance unite to deliver a first-class, contemporary, brand new residence in a sought-after pocket of Broadbeach Waters. Rising two levels on a fully fenced block and only 400m from Pacific Fair and less than 1km from the beach, life looks good here. Set against a mesmerising city skyline, water and hinterland backdrop, multiple picture windows throughout frame these idyllic views. Abundant light also cascades in, highlighting the quality finishes, while a seamless flow connects the kitchen, butler's pantry, living and dining zone with the expansive alfresco deck. Rebated slider doors dissolve the barriers between indoors and out, providing a perfect spot to host guests, watch fun unfold in the large pool, or soak up spectacular sunsets that illuminate the sky and waterways. And when you're not jumping on a boat or jetski from your sandy beach or witnessing the marine life at play, wraparound decking at the side offers a spot to witness the city lights by night or by day, keep an eye on kids and pets playing in the front yard. Upstairs, sophistication, comfort and space unite in the second living area - a serene place to escape. Each of the four bedrooms echoes this ambience too, led by the master suite where you'll wake to water views. A walk-in robe and a luxe ensuite enhanced by Japanese ceramic feature tiles complement it, with this sleek finish replicated in the modern main bathroom and powder room. Additionally, a built-in study nook, abundant storage and oversized double garage with 3m clearance and a Western Red Cedar remote door ensure this home stands out, along with solar power, ducted air-conditioning and keyless entry. Perfectly placed in a central setting, embrace the day with a surf or swim at daybreak, stopping in at Alkemist Cafe afterwards for your morning coffee fix. Upscale shopping, dining and leisure precinct, Pacific Fair, is mere minutes away on foot, along with all the delights of The Star Casino and Broadbeach Dining Precinct. Key features of the home include:- Contemporary waterfront residence, designed for seamless indoor-outdoor living and entertaining- Fully fenced waterfront block in an outstanding location, approx. 400m from Pacific Fair and less than 1km from golden beaches- Brand new home, showcasing quality finishes and attention to detail across two levels backed by peace of mind with 6.5 years builders warranty - Enhanced by high ceilings, feature wallpaper prints, custom built-in cabinetry and numerous picture windows, inviting in abundant natural light while framing idyllic water or skyline views- Modern kitchen plus butler's pantry, featuring 40mm deluxe Caesarstone benches and waterfall-edge island bench, 900mm induction cooktop and oven, dishwasher, soft-touch cabinetry- Living zones on each level with built-in cabinetry, including a serene upstairs retreat- Open plan living and dining area downstairs enhanced by a stunning outlook down the wide canal waterway - Sophisticated and spacious master suite with water views, walk-in robe and a luxe ensuite with engineered stone dual vanity and backlit mirrors, enclosed toilet and rain shower- Three spacious bedrooms with built-in robes and remote ceiling fans, serviced by a modern main bathroom with separate toilet- Master ensuite, main bathroom and powder room all enhanced by Japanese ceramic feature tiles- Built-in study nook - Oversized double garage with 3m clearance, Western Red Cedar remote door- Laundry with ample storage and external access- Expansive alfresco entertaining deck steps down to the large pool and sandy beach, capturing superb sunsets and hinterland views- Deck wraps around to include a custom laser-cut pergola and city skyline views- Large fenced front yard with Empire Zoysia lawn area - ideal for kids and pets to play- Rebated slider doors retract to create an unspoilt connection between the alfresco deck and the kitchen, living and dining zone - Foyer crowned with a soaring 5.6m ceiling- Keypad entry plus 5m remote sliding gate for additional off-street parking- Solar Panel system for reduced electricity bills Make this outstanding modern oasis yours and be among the first to inspect with Mitch Palmer by calling 0402 467 899 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. \* denotes approximate measurements.