

56 Sophie Avenue, Broadbeach Waters, Qld 4218

House For Sale

Sunday, 30 June 2024

56 Sophie Avenue, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 825 m2

Type: House



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Auction

Secure your slice of prestigious living with this impeccably presented Main River property. Encompassing scenic water and hinterland views from an 825m² block, it shines with quality inclusions across an expansive two-level layout. High ceilings complement this, particularly the dramatic double-height void crowning the dining zone, enhancing the light-filled interiors. A gourmet kitchen also features, home to a suite of superb Miele appliances, with this sprawling social domain enjoying a seamless flow to the outdoors. Here, a shimmering pool beckons amongst a vast alfresco area, perfect for casual family gatherings or large scale celebrations. Boaties, you're catered for too, with a 10m powered pontoon moored on the 23.5m of river frontage. Along with a media room, office and upper-level retreat, four bedrooms and four bathrooms feature. Three of these bedrooms grace the upstairs, led by a master suite sanctuary with walk-in robe, luxe ensuite and direct balcony access. Whether it's your morning coffee or chilled nightcap, this is an ideal spot to soak up the waterfront scenery. Located to deliver an enviable lifestyle, golden beaches, Pacific Fair, Star Casino and an enticing array of Broadbeach restaurants, bars and cafes are minutes away. Elite schools are in close proximity too, along with parks and sporting amenities. Embrace waterfront elegance with all conveniences nearby - arrange your inspection today.

Property Specifications:

- Sophisticated waterfront property on an 825m² allotment with 23.5m water frontage
- Expansive two-level layout enhanced by high ceilings and double-height voids that deliver an abundance of natural light
- Gourmet kitchen boasts custom cabinetry, extensive use of imported stone, Miele 900mm induction cooktop, oven and combi microwave steam oven and warming drawer, dual Vintec wine fridges and integrated fridge/freezers
- Sprawling living and dining area adjoins the kitchen before transitioning to the alfresco terrace
- Ground floor media room and upper level living zone opens to a riverside balcony
- Master suite appointed with balcony access, river vistas, walk-in robe and a luxe ensuite with backlit mirrors and large shower
- Three additional bedrooms; two with built-in robes and one with a walk-in robe and ensuite
- Modern main bathrooms on each level
- Private office - fully fitted with two workstations and storage cupboard
- Vast alfresco entertaining terrace with water vistas
- Shimmering pool plus waterside cabana
- Low maintenance gardens
- 10m powered pontoon plus ramp and lockup boat shed
- Double garage with storage room plus double carport
- Security alarm, CCTV system and Crimsafe screens
- Ducted air-conditioning
- Clipsal home automation system and motorised exterior blinds
- Envidable location, close to golden beaches, Pacific Fair, Star Casino and enticing Broadbeach restaurants, bars and cafes

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