

7 Ipsley Drive, Broadbeach Waters, Qld 4218



House For Sale

Saturday, 29 June 2024

7 Ipsley Drive, Broadbeach Waters, Qld 4218

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 947 m2

Type: House

Auction

Modern Main River Elegance - will be sold on or before auction. Perfectly positioned on Main River and opposite waterfront parklands, this residence spoils you with sophistication, space and a sought-after location. Beautifully renovated to reveal custom inclusions, it radiates contemporary elegance across two sprawling levels. A grand-scale lounge room beneath a soaring 5.75m ceiling adds a layer of opulence to the interiors, complemented by a fully equipped media room, integrated bar and modern kitchen. Offset by stone benches, soft-close cabinetry, and top-of-the-line appliances, it adjoins the dining area before seamlessly transitioning outdoors. A statement staircase sweeps towards the master suite, distinguished by an ornate panelled feature wall, private water-view balcony, custom walk-in robe and beauty station. Three additional upstairs bedrooms boast bespoke built-in robes, with bedroom five residing downstairs. Luxury is evident in each of the three bathrooms too. Resplendent with Toto smart toilets and Victoria + Albert fixtures and finishes, this includes an indulgent freestanding bath in the master ensuite. Additionally, take advantage of an office/multi-purpose room, with the home also featuring a surplus of storage throughout. Set on a 947m² block with 19.1m prime water frontage, endless opportunities await to enjoy the outdoors. Entertain guests on the expansive alfresco area, embrace an endless summer in the solar-heated pool and spa or focus on wellness in the 5-person infrared sauna. Timber decking steps down to the water's edge where a private pontoon and jet-ski dock are moored too, or find peace and serenity amongst the landscaped gardens, surrounding an open-air patio and overlooking picturesque water and hinterland vistas.

The Highlights:

- Renovated Main River residence, infused with contemporary elegance and custom luxury finishes
- Presides on a sprawling 947m² block with 19.1m prime water frontage
- Modern kitchen boasting stone benches, soft-close shaker profile cabinetry and quality appliances including a Miele induction cooktop, Qasair range and Ziptap with hot/cold/sparkling and filtered water
- Integrated bar with wine fridge and display shelving
- Dining area adjoins the kitchen and lounge, flows seamlessly outdoors
- Grand-scale lounge room set under a soaring 5.75m ceiling, trimmed with Juliette balconies and an oversized picture window
- Media room
- Sophisticated master suite features a panelled feature wall, private water-view balcony, custom beauty station and walk-in robe plus luxurious ensuite with Victoria + Albert freestanding bath and double basins, Toto smart toilet
- Three bedrooms with custom built-in robes are serviced by a stunning, light-filled main bathroom with Toto Smart Toilet
- Bedroom five and an additional deluxe bathroom with full-height tiling and a Toto Smart Toilet reside on the ground floor
- Office/multipurpose space
- Double garage and ample driveway parking
- Laundry with shaker profile cabinetry, integrated ironing board, stone benches
- Expansive alfresco entertaining area overlooking water and hinterland vistas
- Solar heated pool and spa with water feature plus a 5-person infrared sauna
- Landscaped gardens and an open-air paved area overlooking the river
- Four zone auto irrigation app control for gardening
- Timber decking which steps down to the water's edge
- Abundance of storage across both levels
- Private pontoon with jet-ski dock
- Spacious and secure front yard
- Rainwater tank
- Security screens, security cameras, alarm and intercom
- Ducted and split system air-conditioning

Council rates are \$5622.94 per annum - Water rates are \$721.88 per quarter

Occupying a central location, this peaceful street rests opposite water-fringed parklands. Additionally, take advantage of being less than 10 minutes from golden beaches, upscale Pacific Fair and all the entertainment of Broadbeach, including Star Casino. Quality primary and high schools are also close by, as well as parks, sporting amenities and championship golf courses. Modern, move-in-ready Main River living is yours to enjoy. Contact Sam Guo 0423 064 310 and Julia Kuo 0402 668 885 to arrange your inspection today.

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