

# Villa 1/37 Hughes Avenue, Main Beach, Qld 4217



## Villa For Sale

Friday, 5 July 2024

Villa 1/37 Hughes Avenue, Main Beach, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 224 m2**

**Type: Villa**



Kim Sharpe

0412261266

**\$2,395,000**

Discover Fleur Baix, a distinctive 2-level villa nestled in a beautifully wide, tree-lined residential Main Beach neighbourhood. Now available for sale for the first time in 11 years and offering a rare blend of privacy and convenience, just moments from the vibrant dining scene of Tedder Avenue and other popular amenities. Part of an exclusive duo of residences, electronic gate access presents lock-up parking for two cars and floor to ceiling storage, plus space for a bonus vehicle within the confines of a front garden courtyard. A secure pedestrian gate is also available, leading to impressive double entry doors which unveil a spacious lobby and striking staircase to the upper level. Ground level hosts two generous bedrooms, each with large built-in robes and external access, serviced by a full bathroom paired with separate powder room. A full laundry is also located on this level with direct outdoor access, beyond which a private rear courtyard provides scope for a plunge pool or hot tub if desired. Upstairs, the well-proportioned primary suite enjoys a generous walk-in robe, full ensuite, an abundance of full-length windows and additional space for study nook or lounge, while a Juliette style balcony affords street views. Past the guest powder room, the updated Scandinavian-inspired kitchen includes soft-close cabinetry and integrated Bosch appliances, catering to a light-filled living and dining area, ideal for family gatherings and entertaining friends. This level features Oak timber floors, which flow seamlessly onto a north-facing tiled deck, capturing leafy Broadwater and Southport views - perfect for twilight dining or early morning coffees.

- Renovated kitchen with open-plan & alfresco entertaining
- Views across the Broadwater to Southport skyline
- Generous, light-filled bedrooms on both levels
- Temperature controlled with reverse cycle air-conditioning
- Automatic gated access & secure parking for three vehicles
- 120m to Tedder Avenue cafes, restaurants & shopping
- Walk to Broadwater parklands, beaches & convenient transport

Whilst move-in ready, Villa 1 presents an opportunity to add your personal touches, transforming a family home into your ideal sanctuary. This highly-sought Hughes Avenue location is mere minutes to the Southport Yacht Club, Surf Club, Light Rail and the Gold Coast's best patrolled beaches - a prime position epitomising convenient coastal lifestyle. Experience Main Beach living at its finest, act now to inspect Fleur Baix today. Please contact Kim Sharpe at Queensland Sotheby's International Realty on 0412 261 266 to explore making this remarkable residence your new home. Rate My Agents' No.1 Agent of the Year | Main Beach - 2022, 2023 & 2024

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