



INNER CITY WATERFRONT RENOVATOR

Sold \$1,150,000

Only a ten minute walk to Pacific Fair Shopping Centre and four minute drive into the heart of Broadbeach, this two storey, four bedroom home with great skyline views is ideal for those that want to enjoy the lifestyle and add their own flair.

- Parking for 5-7 cars (four car carport, single carport and single garage) plus extra parking area off street
 - Master bedroom upstairs with ensuite, balcony, air-conditioning and robes. Great views day and night too
 - Waterfront swimming pool with fencing
 - Living room opening to covered alfresco
 - Two downstairs bedrooms, full bathroom and powder room
 - Entertainers kitchen with 2 Pac cabinetry, Aniston oven and Bosch dishwasher
 - Fully fenced yards (including from the canal)
 - Family room
 - Under stair storage and storage in the laundry plus upstairs and downstairs linen closets
 - Split system air-conditioning and fans throughout
 - Terrific street with nearby park with playground, great neighbours and ocean access.
 - Potential Rental Income: \$850 per week
 - Rates: \$1,569 half year
- FROM INTERSTATE? - Ask your agent to conduct a virtual inspection
- FEELING UNWELL? - Please do not attend the property inspection

Broadbeach Waters is located inland of Broadbeach, a short 3 kilometres from Surfers Paradise and incorporates the Florida Gardens canal estate.

The Light Rail Station at Florida Gardens and Broadbeach allow you to travel effortlessly to Surfers Paradise, Southport and the new Gold Coast University Hospital.

Broadbeach Waters has an abundant number of homes located on the canals which attracts boaties and water lovers. Being on the doorstep of Broadbeach central provides exclusive lifestyle opportunities. Centrally located behind Star Casino and Pacific Fair Shopping Centre, Broadbeach Waters is less than a 10 minute walk to the beachfront, Oasis Shopping Centre and the many licensed clubs, bars, restaurants and cafes in the Broadbeach Mall are just minutes away.



Grant Stephens - 0402 888 397
thegrantstephensteam@harcourts.com.au

Key Features

Built-In Wardrobes
Close to Schools
Close to Shops
Close to Transport
Garden

Broadbeach Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity.



82 Clear Island Road BROADBEACH WATERS

721m² | 4 Bed | 2 Bath | 5 Car + Boat/Jetski Carport

Internal 197m² | Patio, Carports & Porch 113m² | Total 310m² or 33 Squares
Balcony 9m²

Grant Stephens 0402 888 397

No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at puredesignconcepts.com.au

puredesign plans for purpose

