

35 Poinciana Boulevard Bvd, Broadbeach Waters, QLD 4218

Leased - \$1,600

House 4 2 3



Prestigious Broadbeach Waters Waterfront Living with Private

Designed for those who appreciate both lifestyle and functionality, this exceptional North facing unfurnished waterfront residence unfolds as a private sanctuary where indoor comfort meets stunning outdoor living.

Stepping inside, you are welcomed into a thoughtfully designed lowset home featuring 4 generously sized bedrooms, complete with mirrored built-in robes, ceiling fans and air-conditioning for year-round comfort.

The master suite is a true retreat, showcasing a beautiful full-length bay window with seamless butted glass that frames tranquil water views directly onto the deck. Complementing this space is a luxurious ensuite with double vanities, a corner spa and a spacious walk-in robe.

The home offers an abundance of living zones, perfect for both family life and entertaining. A large family room with its own built-in bar creates a relaxed social hub, while a separate dining area and expansive media room provide flexibility for quieter moments or movie nights.

The well-appointed kitchen features a gas stove and dishwasher, positioned to effortlessly cater to everyday living and gatherings alike.

Enhancing the home's versatility, the fourth bedroom features its own private external access, making it ideally suited for use as a home office or small business space—particularly appealing to tradespeople or professionals working from home who value both privacy and convenience. Further adding to the property's appeal, Crimsafe security screens are installed throughout, providing an added layer of safety and peace of mind.

Outdoors, the property truly comes into its own. Set on a full waterfront block with ocean access just off the main river, it offers a lifestyle many only dream of. A private boat pontoon plus 2 jetski pontoons invites boating enthusiasts, while the large inground pool with a striking waterfall feature sets the tone for relaxed afternoons. The covered entertainment deck, complete with a timber bar, overlooks the water and creates the perfect setting for hosting or unwinding. All of this is surrounded by fully fenced, low-maintenance landscaped gardens that enhance the sense of privacy and calm.

Car accommodation is generous, featuring a double lock-up garage complemented by an additional secure lock-up space that can be readily adapted as a workshop, man cave, or business hub. A garden shed further enhances the property, providing convenient additional storage.

Positioned within the catchments for Broadbeach State School and Merrimac State High School, this unfurnished home also includes pool maintenance, with tenants responsible for chemicals. Pets are warmly welcomed, making it a complete lifestyle offering for families of all kinds.

This isn't just a home—it's your gateway to an elevated waterfront lifestyle in one of the Gold Coast's most coveted enclaves.

In under five minutes, you can immerse yourself in Broadbeach's vibrant dining scene, indulge in world class entertainment, attend premier events or hop on the

Listed By

The Office

Phone: (07) 5531 6688

Open for Inspection

By Appointment.

