

## Broadbeach Waters, 150 Monaco Street

### Riverfront Relaxation On Monaco

Welcome to the prestigious Monaco Street in Broadbeach Waters, where this stunning family home stands as a true testament to the meticulous care and vision of its owners. Originally built in 1976, this beautifully designed and impeccably maintained residence captures the essence of waterfront living, offering an unparalleled lifestyle in one of the Gold Coast's most sought-after locations.

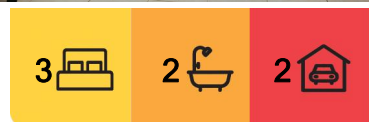
Set on a peaceful canal just 200 meters from Main River, and bordering the tranquil Florida Gardens, this home is perfectly positioned for those who value both serenity and convenience. With the beach just a short bike ride away, you'll enjoy the best of coastal living.

#### Property Highlights:

\* Prime Waterfront Location: Enjoy the tranquil ambiance of canal-front living.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Sold

**View**  
[ljjhooker.com.au/ZSHF4K](https://ljjhooker.com.au/ZSHF4K)

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**Ben Latimer**  
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**LJ Hooker Southport**  
**(07) 5591 5222**

- \* Spacious Layout: 3 generously sized bedrooms and 2 modern bathrooms.
- \* Open-Plan Living: Seamlessly integrated living and dining spaces, ideal for family life and entertaining.
- \* Outdoor Oasis: Beautifully landscaped gardens and an expansive outdoor entertaining area.
- \* Private and Secure: Fully enclosed yard offering peace of mind.
- \* Ample Parking and Storage: Double carport, plus plenty of shedding and storage for all your needs.
- \* Pontoon: Perfect for boating enthusiasts, situated on a quiet canal.
- \* Ideal Location: Just 200m to Main River and 1.7km to the golden sands of the beach.

#### Key Financial Information:

GCCC Rates: \$2,500 per year approx

GCCC Water Rates: \$2,000 per year approx

Rental Estimate: \$950 to \$1,050 per week approx

Homes in this coveted street rarely come to market, and when they do, they're quickly claimed. Don't miss your chance to own a piece of this waterfront paradise. Contact Ben today to arrange your private inspection and make this dream home yours!

## More About this Property

<b>Property ID</b>	ZSHF4K
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

#### Ben Latimer 0402 921 314

Sales Consultant/Director | [blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

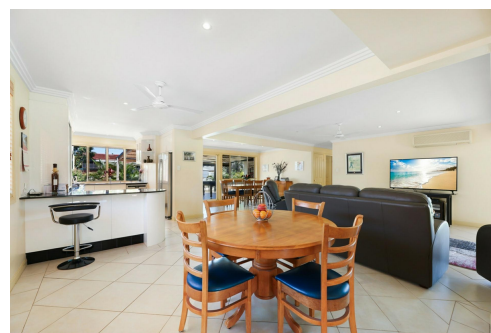
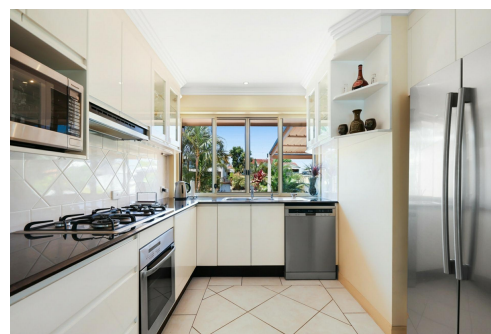
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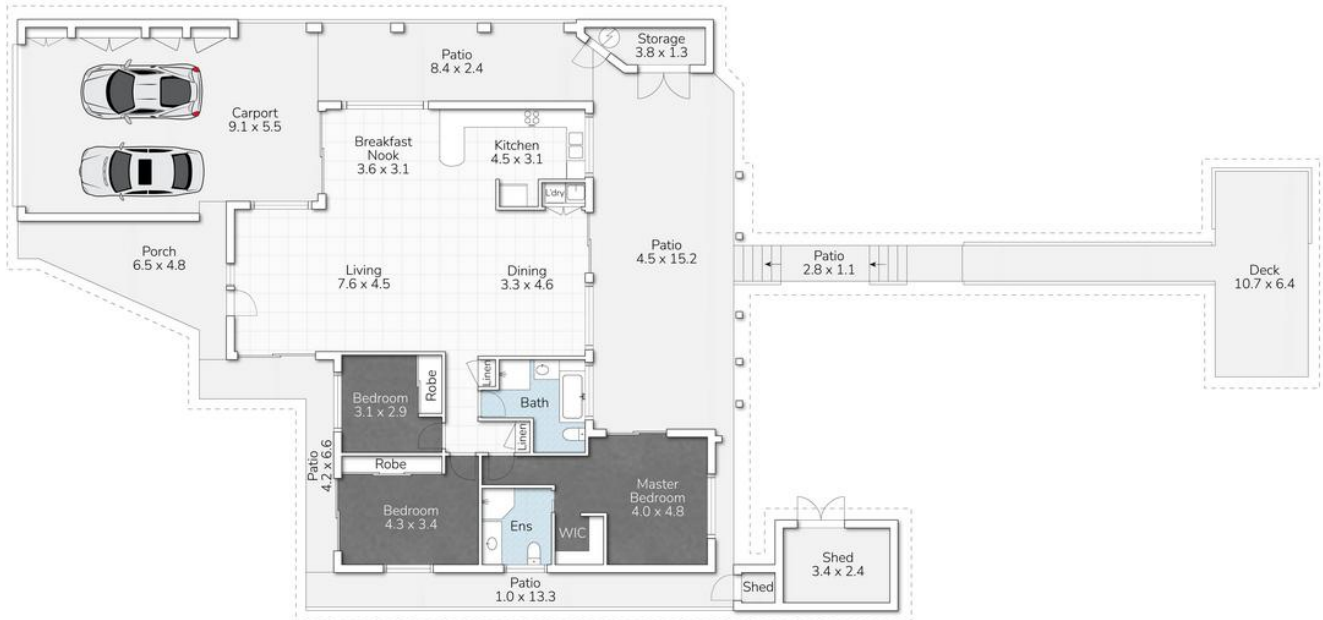
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150 MONACO STREET, BROADBEACH WATERS

3 Bed 2 Bath 2 Car

Internal 141m<sup>2</sup> | Externals 208m<sup>2</sup> | Total 349m<sup>2</sup>

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.