



3 Pacific Boulevard, Broadbeach Waters

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Boats, Cars, Lifestyle - The Functional Broadbeach Waters Escape

FOR SALE

Offers Over \$2,200,000

VIEW

Sat 20th Jun @ 9:00AM - 10:00AM

AGENTS

Alexander Bally

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AGENCY

LJ Hooker Nerang

(07) 5581 4422

Escape to your own waterfront paradise at 3 Pacific Boulevard, Broadbeach Waters - Designed for those who love the water, appreciate space for their vehicles and value a relaxed coastal lifestyle. Positioned in one of the Gold Coast's most sought-after waterfront pockets, this unique low-set residence captures the essence of laid-back living with direct canal access for your boat and exceptional parking and storage options rarely found in Broadbeach Waters. Whether you're a boating enthusiast, car collector, tradesperson or simply need room for all the toys, this property delivers the ultimate lifestyle setup with a triple car garage plus four additional carports - offering incredible flexibility for boats, jet skis, motorhome, trailers, workshop space or multiple vehicles.

- Three spacious bedrooms plus 4th bedroom or study
- Two bathrooms including ensuite to master
- Functional kitchen adjoining cozy dining and access to your rear entertaining area
- Air-conditioned living including master bedroom
- 7.5kw solar system with battery storage
- Full camera CTV monitoring system

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.

 **LJ Hooker**

- Heated saltwater pool with master bedroom access
- Drive through access to your private boat ramp
- Second side street access for motorhome parking
- Draft and engineering plans available for a second-level extension upon request
- Direct access to main river - 500m only 10 minutes to Broadwater

Outside is where the lifestyle truly shines. Launch your boat directly from your backyard and spend weekends cruising the waterways, fishing, entertaining friends poolside or simply enjoying the calm waterfront setting.

Located minutes from Pacific Fair Shopping Centre, world-class dining, cafes, schools and the Gold Coast's pristine beaches, this property combines lifestyle, convenience and future potential in one unforgettable package.

This must be seen, great opportunity for those wanting to live in it and enjoy, renovate and extend or knock down and re-develop.

MORE DETAILS

| | |
|---------------|---------|
| Property ID | 5J0KF41 |
| Property Type | House |
| Land Area | 610 m2 |
| Including | Pool |

Alexander Bally 0410 650 470
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3 PACIFIC BOULEVARD, BROADBEACH WATERS

 4  2  7

Internal: 185m² | External: 146m² | Total: 331m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

