

# 36- 38 KARINA CRESCENT BROADBEACH WATERS



## FOR SALE

### LA MORADA- SOLD BY AUDREY GOETZ

One of the most prestigious exclusively appointed estate on the Gold Coast, winner of a Master Builders Award of Excellence and featured on Channel 9 for it's ideal Gold Coast lifestyle... La Morada, offers total privacy within a fully fenced, totally usable flat approx 2000m2 double block and the ultimate location in exclusive Florida Gardens.

... welcoming, warm, comfortable, extravagant, unique and richly imagined... La Morada is without parallel for sophisticated owners of international taste.

Rarely does such a unique opportunity present itself... an Estate encompassing multiple lifestyle opportunities from waterfront boating, the privacy of acreage living with room to grow produce, a prestigious home with the quality and comfort of a five star resort in the Bahamas, the richness of culture of a Spanish Villa... and a second dwelling with room for a caretaker, au pair or income away from the main home.

#### The Estate

La Morada was passionately and creatively designed by the owner, keeping in mind the functionality of family living whilst still integrating and utilising seamless technological innovation which manage the property's functionality. Exclusively sourced fixtures and fittings from around the world, high end appliances and state of the art technology, passion, integrity, creativity, unparalleled taste and flair and the luxury of space... all make La Morada the exclusive timeless estate and the warm family abode that it is today.

With too many design features to list please email, text or call Audrey for an extensive brochure. Please tour the property through the video link attached, view floor and site plan also attached and view more photos on the @realty website.

#### The Estate Highlights

- The living areas - Imported French pattern stone tiles throughout the spacious open plan living/dining and kitchen which open out to the expansive outdoor areas. The French windows, red cedar shutters and retractable fly screens all custom made for La Morada.
- The kitchen features - Cooking and entertaining is a pleasure here... hand picked fixtures and fittings from around the world includes the extensive 1 of a kind Italian marble benches and splash backs with plenty of space, the copper farmhouse sink handmade and imported from Mexico, a stunning gourmet Italian made Ilve stand alone 8 burner stove and double oven and custom designed and painted French country style paneling throughout the cabinetry.
- The bedrooms - The main house has 4 oversized bedrooms all with walk-in robes and

5 BED | 5 BATH | 12 CAR

#### PRICE:

Offers above \$3,300,000

#### OPEN FOR INSPECTION:

N/A

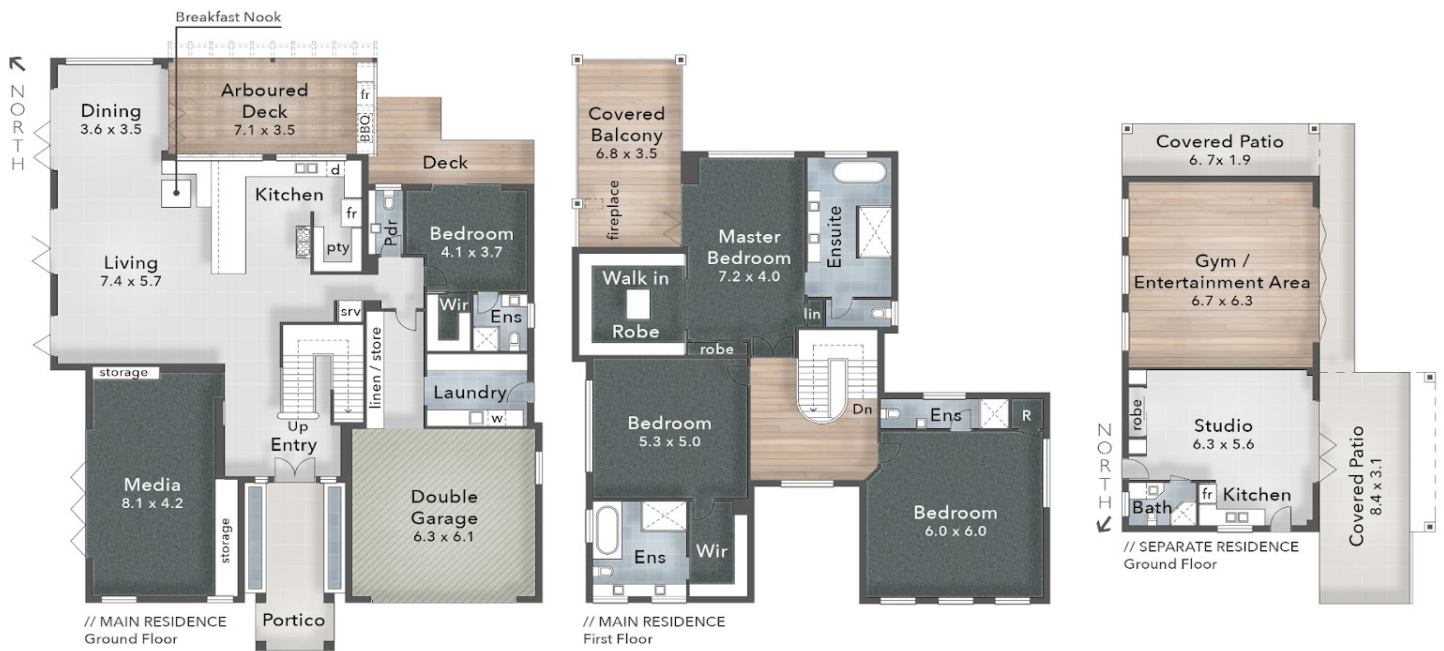


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36-38 Karina Crescent  
BROADBEACH WATERS  
Block Size 1,942m<sup>2</sup>

**MAIN RESIDENCE**  
4 Bed | 4 Bath + Powder | 2 Car  
Internal 443m<sup>2</sup> | Covered External Areas 81m<sup>2</sup>  
Total 524m<sup>2</sup> or 56 Squares

**SEPARATE RESIDENCE**  
1 Bed | 1 Bath  
Internal 87m<sup>2</sup> | Patios 50m<sup>2</sup>  
Total 137m<sup>2</sup> or 15 Squares

**COMBINED TOTALS**  
5 Bed | 5 Bath + Powder | 2 Car  
Internal 530m<sup>2</sup> | Covered External Areas 131m<sup>2</sup>  
Total 661m<sup>2</sup> or 71 Squares

AUDREY GOETZ  
PRESTIGE PROPERTY

@realty

0412 148 078

pure design  
CONCEPTS

PLANS FOR  
PURPOSE

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.