



**SOLD**

## UNDER CONTRACT

Located in the highly sought after 'Keys' area of Broadbeach Waters, this dual living waterfront property is perfect for buyers seeking an outdoor, entertainer's lifestyle with the convenience of restaurants, bars, shopping, Star Casino and beaches all within walking distance.

The main house offers three bedrooms, one bathroom and a bright and breezy living, dining and kitchen area that seamlessly connects with the 2 outdoor entertaining areas. The fully separated studio apartment is fitted with its own bathroom & kitchenette and is the perfect teenager's retreat.

This low maintenance property has undergone a recent transformation and has been painted, rendered, tiled, has 2 new bathrooms, new jetty, 2 new 3m x 3m sheds & 10KW solar system+5KW battery, all within the last 4 years.

The property is 100% solar powered & enjoys \$\$ZERO\$\$ electricity bills!!

Holiday let in January 2021 for \$625 per night (details available), this property is also a perfect investment with the rare advantage of separated dual living!!  
Rental Return of \$950 p/w

Property features:

- if 18m water frontage
- if Main House: 3 bedrooms, 1 bathroom, bright and breezy multiple living areas
- if Studio apartment: fully separated with bed, bathroom and kitchenette
- if Holiday let for \$625 per night in January 2021
- if 10 KW Solar system with 5KW battery- \$\$ZERO\$\$ electricity bills
- if Jetty with main river access
- if Large entertaining deck overlooking the canal
- if Alfresco area surrounding the sparkling inground pool
- if Fully fenced front yard
- if Recently painted, tiled, rendered & new bathrooms
- if 2 3mx3m sheds with ample storage in a newly concreted area
- if Low maintenance landscaped gardens

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$1,100,000

**OPEN FOR INSPECTION:**  
N/A



**Nicole Polley**  
**0450578811**  
polley@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)