









## 9 Poinciana Boulevard Broadbeach Waters QLD

EXCELLENT VALUE - 5 BEDS, 4 BATH PLUS POWDER ROOM, MEDIA ROOM & STORAGE ROOM

Great buying in Broadbeach Waters - walking distance to Broadbeach, The Star Casino, beaches, cafes, restaurants, the Light Rail and Pacific Fair world class shopping centre.

North to Water - Stunning Views of Broadbeach & Surfers Paradise

Modern Edge - Contemporary Sophisticated Waterfront Home

Wow factor in style makes this a desirable family residence. Golden sandy beach, minutes to main river with a pontoon.

## 5 📭 4 🖺 2 🗬

**Price**: \$ 1,390,000 **Land Size**: 551 sqm

View: https://www.astras.com.au/sale/qld/gold-coa

st/broadbeach-waters/residential/house/628

4164



Land 551m<sup>2</sup> | 5 Bedrooms | 4.5 Bathrooms | 2 Car Carport

Total Area Approx 400m² or 43 Squares (including covered outdoor areas)

Marg Olliver | 0421 564 246



## **GROUND FLOOR**



## FIRST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, comes and any other items are approximate and no responsibility is taken for error, mission or mis-statement. This plan is for little flustrative purposes only and should only be used as such by any prospective purchase. The services shown have not been tested and no guarantee as to their operatibility or efficiency can be given