

amir prestige



20 Sheridan Park Avenue Broadbeach Waters QLD

5 🏠 4 🚗 4 🚗

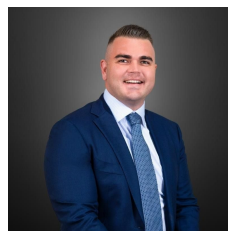
Seize the opportunity to secure this sprawling 1,447sqm estate in Broadbeach Waters and one of the Gold Coast's most prestigious streets. Offered for the first time in 24 years this will be sold on or before Auction.

Oriented North with a rare 77m frontage to the water and near main river, this residence enjoys a wide water outlook that extends to the Broadbeach & Surfers Paradise cityscape skyline, mountains & beyond. This well-maintained full brick home with extensive manicured gardens has been treasured by the current owner who built and designed the home some 20 years ago.

Set over 2 spacious and grand levels, the main living area features soaring high ceilings and opens onto an inviting

[For full version visit the website](#)

Type : House
Price : \$ 4,500,000
Building Size : 65 sqm
Land Size : 1447 sqm
View : <https://www.amirprestige.com.au/sale/qualified/gold-coast/broadbeach-waters/residential/house/7253135>



Joshua Soineva
07 5555 1699



Amir Mian
07 5555 1699

<https://www.amirprestige.com.au>
Gold Coast Luxury Real Estate



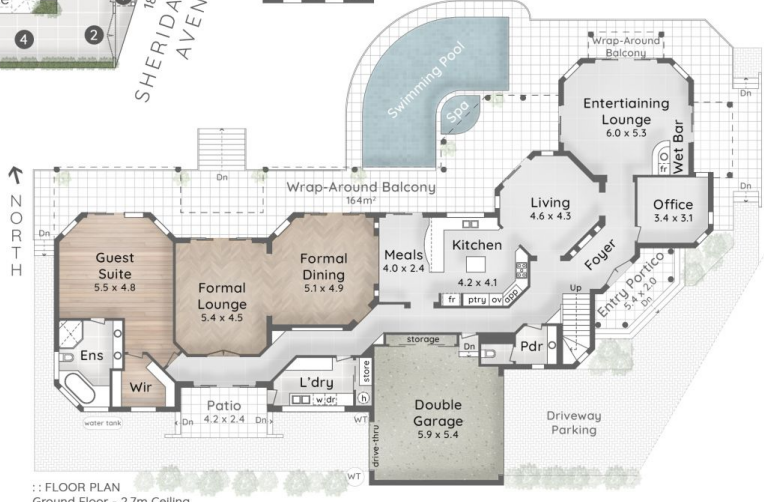
:: SITE PLAN

LEGEND

- 1. Gatehouse | 2. Electric Gate (6.5m)
- 3. Entry Portico | 4. Driveway Parking
- 5. PV Solar Panels | 6. Swimming Pool & Spa
- 7. Shed (3.0 x 3.0) | 8. Garden Pavillion (2.8 x 2.8)
- 9. Grass Yard | 10. Jetty | 11. Pontoon



:: FLOOR PLAN
First Floor - 2.7m Ceiling



:: FLOOR PLAN
Ground Floor - 2.7m Ceiling

20 Sheridan Park Avenue BROADBEACH WATERS

1,447m²

4 Bed + Office

4 Bath + Powder

2 Car + Off-Street

Internal 511m² | External Areas 226m² | Total 737m²

amir prestige
PROPERTY AGENTS

Joshua Soineva 0411 513 293

AVANTI

Andy Chan 0411 126 612

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

pdc.
space brought to life