

**1/47-51 Broadbeach Boulevard, Broadbeach, Qld  
4218**



**Apartment For Sale**

Tuesday, 30 April 2024

1/47-51 Broadbeach Boulevard, Broadbeach, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 545 m2**

**Type: Apartment**



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## Auction

Prepare to be wowed as you step inside this exceptional residence, boasting a coveted north-east aspect directly opposite the golden sands and surf of cosmopolitan Broadbeach. Uniquely positioned on the ground level with its own street entry, this is the sole 'Beach House' within the secure, residential-only 'Eclipse' building. Soaring ceilings and an abundance of natural light enhance the spaciousness of modern open plan living and dining areas where full-height doors glide back for an easy indoor-outdoor lifestyle. The expansive private wraparound courtyard, featuring multiple areas for dining, entertaining, or relaxing, is set against a backdrop of Pandanus trees and refreshing sea breezes. Fall asleep to the soothing sounds of the ocean in the master bedroom suite, which enjoys total privacy and beach views with its own balcony on the upper level. Three bedrooms, including a second master suite, have courtyard access on the lower level. Kickstart your day with a walk on the sand, a surf and coffee – Eclipse is ideally located opposite the beach and a short walk from Broadbeach's vibrant dining and shopping precinct. The Highlights: - Spacious ground floor 'Beach House' with private street entry - Expansive floor plan offers 255m<sup>2</sup> inside and 290m<sup>2</sup> of outdoor area - Coveted north-east aspect captures morning sun and expansive beach and ocean views - Spacious open plan main living encompasses lounge and dining areas with soaring ceilings, floor-to-ceiling sliding doors, and an abundance of natural light - Natural stone and timber veneer in soft neutral tones achieve a contemporary yet classic finish throughout - Kitchen boasts a long stonetop island bench, Miele cooktop, microwave and two ovens, integrated Bosch dishwasher, plus walk-in pantry - Wraparound courtyard garden with three main sitting areas plus undercover dining, Beefeater BBQ and low-maintenance irrigated gardens - Upper level master bedroom suite boasts a beachfront balcony, sliding plantation shutters, walk-in two-way robe with timber veneer cabinetry - Master ensuite bathroom has built-in bath with ocean views, floor to ceiling tiles, large shower, private toilet, stone-top vanity with twin basins, mirrored shave cabinet - Three bedrooms, including a second master, on the ground floor with high ceilings, carpet and courtyard access - Stylish two-way ground floor bathroom features stonetop vanity with twin basins, mirrored shave cabinet, large shower and toilet - Powder room, study nook, under stair storage room - Spacious laundry features stonetop benches on two sides, ample cupboard space - Secure camera intercom entry, alarm system, steel mesh doors - Ducted and zoned air-conditioning - Two side-by-side basement car parks, plus storage cage - Optional furniture package Eclipse is a well-maintained, residential-only building where residents enjoy a 16-metre infinity-edge pool with spa, sauna, steam room, fully-equipped gym, and a covered outdoor dining area complete with BBQ facilities. Additional conveniences include an outdoor shower, landscaped gardens, and a luxury foyer. Step out your front door to the beach and an oceanfront walkway that extends all the way to Main Beach and the Southport Spit. Broadbeach's vibrant shopping, dining, and entertainment hub is only 400 metres away. The Eclipse Beach House is ideal for an owner-occupier or a 'lock and leave' escape – contact Michael Kollosche on 04111 888 15 and Matthew Follent on 0402 251 527. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.