

# 14 Broadwater Drive, Waterways, Vic 3195

AREA SPECIALIST

## House For Sale

Wednesday, 8 January 2025

14 Broadwater Drive, Waterways, Vic 3195

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 663 m2

Type: House



Jaymee Hanh Le  
0416336902



Linna Wu  
0451075278

**\$1,600,000 - \$1,760,000**

It's Addressed: Welcome to 14 Broadwater Drive, an elegant double-story family residence in the highly sought-after Waterways estate. With breathtaking views of Waterways Lake, parklands directly opposite, and a luxurious interior, this home is perfect for families and entertainers seeking a premium lifestyle. Set on a corner block with landscaped gardens, this stunning property combines grandeur, functionality, and thoughtful design throughout.

**Grand Design & Luxury Living:** As you step through the double-door entryway, you're greeted by soaring 5.7m ceilings in the dining room, porcelain tiles with marble and granite features, and a striking feature staircase. This home effortlessly blends modern style with family-friendly practicality.

**Ground Floor Features:**

- Spacious family room, dining area, and meals zone ideal for gatherings
- A gourmet kitchen with: • Granite benchtops • Electrolux appliances • Walk-in pantry • Glass splashback • Plumbing for your fridge
- A full laundry with ample storage
- A dedicated study/home office
- Centrally located Bathroom for convenience

The double lock-up garage includes its own bathroom, workspace, and bench with a double sink, while side access provides space for a caravan, boat, trailer, or two extra cars.

**First Floor Features:** Upstairs, solid timber flooring leads to the master retreat, complete with:

- A private balcony with tranquil views
- A walk-in robe and mirrored robes
- A spa ensuite with premium finishes

Three additional bedrooms, each with walk-in or built-in robes, share a luxurious main bathroom with stone tiles and a separate toilet.

**Outdoor Living & Entertaining:** The outdoor spaces are equally impressive, with a wraparound balcony off the front bedroom, landscaped gardens, and ample off-street parking for up to six cars.

**Additional Features:**

- High ceilings throughout (5.7m in dining)
- Ducted heating, evaporative cooling, and ducted vacuum system
- Gas heater in the family room
- Patio and spa for ultimate relaxation
- Multiple sheds for storage

**Location Benefits:** Situated in an enviable location, this property offers:

- Views of Waterways Lake and parkland right on your doorstep
- Walking distance to walking trails and open green spaces
- In the school zones for Haileybury, Parkdale, and Lighthouse schools
- Easy access to local amenities and major roadways

**Why You'll Love It:**

1. Four spacious bedrooms, including a master retreat with spa ensuite
2. Open-plan design with luxurious finishes, high ceilings, and natural light
3. Stunning kitchen with granite benchtops, premium appliances, and walk-in pantry
4. Grand entry with feature staircase and timber flooring upstairs
5. Ample parking for cars, boats, or caravans with side access
6. Landscaped gardens and multiple entertaining areas, including balconies and a spa

This breathtaking home is a rare opportunity to secure a luxurious lifestyle in one of Waterways' most desirable locations. For more Real Estate in Waterways, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.