

**1/1 33 Hilda Street, Mermaid Beach, Qld 4218**

**HIGHLIFE**

**Duplex/Semi-detached For Sale**

Saturday, 4 May 2024

1/1 33 Hilda Street, Mermaid Beach, Qld 4218

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 232 m2**

**Type:**

**Duplex/Semi-detached**



James MacQueen

**\$2,250,000**

"Mimosa" - Effortless coastal living, brought to you by Esteemed local Developer, Designer & Builder, Highlife Homes. A stunning three-storey duplex just steps from the sand. Be spoilt with the very best shopping, dining, and beaches at your fingertips. Designed thoughtfully with bright, coastal-inspired materials and pops of Mediterranean colour, these homes are welcoming, beautiful and full of character. Just metres from Mermaid Beach, the generous sized homes are spread across three floors, each with four bedrooms, three and a half bathrooms and a double garage. Entertain friends on the balcony, wash the sand off after a day at the beach with a private outdoor shower, then head out to the Gold Coast's leading shopping destination, Pacific Fair, or Broadbeach's extensive dining precinct. Features:- Four bedrooms, three bathrooms plus a separate powder room- A large living space with lots of natural light- Double garage and off-street parking- Generous master suite including large ensuite with freestanding bath, walk-in-robe and a private balcony- Feature Spanish tiles in master ensuite- Built-in curved TV unit- Stunning engineered timber flooring throughout all living areas and carpets to all bedrooms- Open plan kitchen, dining and living- Coffee nook in the walk-in pantry with feature Spanish tiles and and Smeg coffee machine included- Entertain friends and family on the large balcony that opens up from the living area complete with a planter garden- Cane hanging chair on the balcony looking out over the view- Outdoor shower on the ground floor to wash the sand off after a walk along the beach- Stunning kitchen appliances by luxury brand Smeg- 2Pac kitchen with feature glass front cupboards and Venatino stone benchtops and splashback- Large laundry with ample storage and bench space- Stone benchtops throughout the homes- Beautiful feature lighting in the dining, stairwell and master bedroom- 2.7m ceiling heights to the ground floor and first floor and 2.6m ceiling height to the second floor- Coastal-inspired landscaping

Discover the enchantment of Mermaid Beach: Nestled along the stunning Gold Coast, Mermaid Beach beckons with its irresistible blend of coastal charm and urban sophistication. As you explore this vibrant coastal haven, you'll quickly discover why Mermaid Beach is the ultimate destination for those seeking a life of leisure.

- Coastal Beauty: Mermaid Beach is celebrated for its breathtaking shoreline, where pristine sands meet the azure waters of the Pacific Ocean. Whether you're a surfer catching waves at sunrise or strolling with the dog at sunset, the beach offers a serene backdrop for your coastal lifestyle.
- Laid-Back Lifestyle: Life in Mermaid Beach is relaxed and easygoing. The friendly locals, boutique cafes, and expansive parks create an atmosphere that's as inviting as it is tranquil. It's the perfect place to unwind and savor the simple pleasures.
- Endless Recreation: From surfing and paddleboarding to beach volleyball and picnics, there's always something fun to do by the beach. Mermaid Beach's parks offer barbecue areas, playgrounds, and scenic spots to soak in the coastal views.
- Retail Therapy: The nearby Nobby Beach precinct is a dining mecca, featuring an eclectic mix of boutiques, trendy eateries, and charming shops. Nearby Pacific Fair is a shopper's dream, home to over 400 specialty stores and some of the world's most renowned fashion brands. Whether you're searching for high-end fashion, electronics, home decor, or everyday essentials, you'll find it all under one roof.
- Natural Oasis: Mermaid Beach is surrounded by lush green spaces, including Mermaid Park and Hedges Avenue Park. These beautiful parks provide an escape from the hustle and bustle and offer a peaceful setting for outdoor activities and relaxation.

Highlife Homes has been building in the area for over 10 years and we take immense pride in bringing these exceptional homes to the market. Bespoke homes, curated, designed and built by one of the Gold Coast's most respected luxury builders. At Highlife Homes, we have built a strong local reputation for providing outstanding customer service. We understand that purchasing a home is not just about the end result; it's about the entire journey. For you, that's from the moment we first meet, consistent communication throughout the build, handing over the keys, and right through to new-home aftercare. What sets us apart from competitors is that we are dedicated to being there for you every step of the way, offering excellent communication, care, and support. Our attentive team is always ready to address any queries you may have. Read more about us here - <https://highlifelifehomes.com.au>

Don't miss out on this rare opportunity to purchase at off-the-plan prices in one of the Gold Coast's fastest-growing suburbs, averaging 12.4% growth year-on-year over the last 10 years. \*\* Source of data - Realestate.com.au

Choice of two stunning three-storey duplexes, from \$2,250,000. These outstanding homes are now complete. For further information, or to receive a brochure containing information on the inclusions and finishes, please feel free to call or email. James MacQueen 0412 304 991 [jmacqueen@highlifesales.com.au](mailto:jmacqueen@highlifesales.com.au)