

1/14 Lavarack Road, Mermaid Beach, Qld 4218

— **Coastal**

Sold Villa

Sunday, 4 February 2024

1/14 Lavarack Road, Mermaid Beach, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: Villa



Guy Powell

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Contact agent

Method of Sale: Off Market Off Market Inspections: 1 Beachside villa in key location sold PRE-MARKET. If you're looking to buy or thinking of selling in the area, please reach out to the Guy Powell team as we would love to be of assistance with your property needs. Immerse yourself in a quintessential beachside lifestyle in one of Mermaid Beach's most prestigious pockets at 1/14 Lavarack Road, perfectly positioned between patrolled, turquoise-tinged waters and a buzzing dining and cafe scene. Stretching across three levels of fuss-free living plus a generous four-car basement, this sophisticated north-facing residence occupies one of the most sought-after seaside blocks, presenting as a lock-and-leave holiday abode, high-yield rental investment, or fabulous family home with the best of the Coast right on its doorstep. A private travertine rooftop terrace is the centerpiece of this standout villa atop a feature timber staircase, boasting ocean views to the east and undulating hinterland vistas to the west, while the glittering city skyline comes alive and can be admired by night. Equipped with an adjoining kitchenette, this elevated alfresco space makes for the ultimate in entertaining, or leisure deck for lazy days spent basking in the sun. A guest suite or teenage retreat with accompanying bathroom also emphasises the versatility of this third level. Taking advantage of its enviable northern outlook, the master suite on level two enjoys an abundance of natural light, while the adjoining balcony is the perfect setting to soak up the sunrise and watch the local joggers and cyclists pass by. Custom joinery lines the walk-in robe while a striking floor-to-ceiling tiled ensuite boasts a double vanity and double shower. Two additional bedrooms and a shared bathroom complete this floor. Open up the bi-fold doors to enjoy ocean breezes while you cook in the open-plan kitchen, which flows through to two separate travertine-covered terraces. Location is the jewel in the crown of this contemporary villa. Be spoiled for choice with a mouth-watering array of casual eateries and vibrant restaurants to eat and drink your way through - all within steps from your front door. Lining the popular Nobby's Beach strip you'll discover a handful of neighbourhood coffee shops, including favourites like BSKT, Sparrow, Cafe 52 and Forreal. Stuck on ideas for dinner? Tuck into Asian-fusion at Ally Chow and Rubi Red, authentic Italian at Gemellini and Romanas, and classic pub fare at Nobby Beach Surf Club, The Arc and Bine. Adding to the appeal is modern Mexican, hand-rolled sushi and Japanese, plant-based delights and bars ranging from craft-beer hangouts to moodily-lit cocktail bars. Or stroll to your local butcher, baker, wine store and green-grocer to stock up on supplies for an afternoon of entertaining on your very own rooftop terrace.

Property Features:

- North-east facing, three level + basement villa positioned just 150m from patrolled beach and popular Nobby's Beach shopping and dining precinct.
- Rooftop terrace with ocean and hinterland views, perfect for entertaining, plus additional ground floor terraces, both front and back. Terraces paved with on-trend travertine tiles.
- Four car garage in basement with extensive wall shelving and storage.
- Three levels of living including four bedrooms and three bathrooms (main bathroom with bathtub).
- Master bedroom with north-facing private balcony, walk-in-wardrobe fitted with custom joinery and grand ensuite with double shower. Other bedrooms with built-in robes.
- Custom pivot front door gives instant street appeal.
- Open-plan kitchen with stainless steel appliances and waterfall bench, connecting to outdoor terraces. Separate mini bar.
- Gatehouse entrance with secure intercom system with video.
- Feature skylight over staircase throws abundant natural light.
- Low-maintenance garden and landscaping.
- Split-system air conditioning throughout; ceiling fans in bedrooms.
- Carpeted bedrooms; large-format tiles on ground floor and timber flooring on higher levels.
- Feature timber staircase.
- Spacious laundry located in basement; outdoor clothes line located along eastern boundary of residence.

LOCATION:

- Nobby Beach - 140m
- Nobby Beach Surf Club - 140m
- Nobby Beach shops and restaurants - 180m
- Miami Marketta - 900m
- North Burleigh Lookout - 1.6km
- Pizzezy Park - 2.0km
- Pacific Fair Shopping Centre - 3.4km
- The Star Gold Coast - 3.9km
- Bond University - 4.4km
- Burleigh Heads National Park - 5.1km