

1/20 Petrel Avenue, Mermaid Beach, Qld 4218



Villa For Sale

Friday, 3 May 2024

1/20 Petrel Avenue, Mermaid Beach, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 429 m2

Type: Villa



Daniel Donovan
0431649784



Conner Malan
0419706296

Auction

This luxurious residence in Mermaid Beach sets a new standard for beachside living. Built in 2023, it boasts opulence, master crafted by Elcoda Projects. Situated at 1/20 Petrel Avenue, it offers stunning views of the city and sea. The villa prioritizes entertainment, with the third level dedicated to social gatherings and enjoying panoramic vistas. A ground floor terrace features a plunge pool, perfect for relaxation and hosting. The designer kitchen, equipped with top-notch appliances, serves as the heart of the home, flowing seamlessly into the living and dining areas. The first level houses two guest bedrooms and a lavish master suite with a luxurious ensuite and walk-in wardrobe. The residence is equipped with cutting-edge technology for smart living, including lighting, air conditioning, security systems, and irrigation control. Additionally, it includes a four-person lift and secure basement parking with an electric charging station.

Property Specifications:

- Architecturally designed and newly built Mermaid Beach villa, boasting high-end finishes and fixtures
- Positioned to the north, offering panoramic views of the ocean, Surfers Paradise skyline, and Gold Coast hinterland
- Private four-person lift and floating American Oak staircase provide access to each level
- Modern facade combines vertical black and timber battens, concrete render, and hanging foliage
- Three spacious bedrooms on one level, including a master suite with American Oak flooring, walk-in wardrobe, and built-in makeup desk
- Guest bedrooms feature mirrored built-in robes, carpet, and ceiling fans
- Master ensuite showcases a striking black and white bath, while the main bathroom features an Alape freestanding circular basin, both with luxe matte black finishes, Italian tiling, and Lithostone Snow Fall bench tops
- Additional powder room on the ground floor
- Rooftop terrace for entertaining with coastal views, plus a recreation zone and outdoor deck on the third level, equipped with sky-lights, kitchenette, Vintec beverage fridge, and powder room
- Ground floor alfresco area with a plunge pool flanked by edgeless glass and hand-stacked stone feature wall
- Main living areas adorned with American Oak timber floors and polished concrete
- Open plan living and dining area with 3.3m ceiling and floor-to-ceiling glass doors
- Designer kitchen featuring a 2.5m Silestone Ethereal Glow island bench, glass splashback, Bosch appliances, integrated Miele dishwasher, and walk-in pantry
- Oversized timber front door
- Ground-level study/fourth bedroom with large picture windows
- Laundry located in the basement opposite a spacious storage locker
- Home automation system controls lighting, security, and irrigation
- Daikin climate-controlled air conditioning throughout
- Video intercom, security camera, and Crimsafe screens ensure security
- Secure, fully enclosed entry
- Shared secure basement parking with two dedicated car spaces and one storage space per villa, equipped with an electric charging station and extensive storage solutions

Designed by Ana Brandt from Raywells Design; developed and expertly constructed by Elcoda Projects

Rental Appraisal: \$2,000 - \$2,100 per week
Council Rates: Approx. \$1908 half yearly
Water Rates: Approx. \$404.83 per quarter
Body Corporate: Approx. \$3,202.50 per year

Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. 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