

1/44 Dolphin Avenue, Mermaid Beach, Qld 4218



Sold Duplex/Semi-detached

Tuesday, 15 August 2023

1/44 Dolphin Avenue, Mermaid Beach, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 283 m2

Type:

Duplex/Semi-detached



Conner Malan

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Contact agent

This architecturally designed, near new villa is sure to impress with its extreme detail and functional layout. Beautifully presented, offering 4 spacious bedrooms, 3.5 modern bathrooms and a double garage, making it the perfect family home. As you step inside, you'll be greeted by a light-filled open plan living and dining area, complete with high ceilings and stylish finishes along with a modern kitchen featuring stone benchtops, stainless steel appliances, and ample storage space. The bedrooms are generously sized and feature built-in wardrobes, while the master bedroom boasts a luxurious ensuite and a private balcony. The property also features a separate laundry and a low maintenance courtyard, perfect for entertaining guests. Located in the highly sought-after suburb of Mermaid Beach, just a short stroll to the beach, Nobbys Beach dining & café precinct and local amenities. Don't miss out on the opportunity to secure this stunning villa in a prime location!

Property Specifications:

- Ultra low maintenance villa with all amenities at your door step
- Modern & spacious kitchen with butlers pantry, gas cooking and stainless steel appliances
- Polished concrete floors on the ground level with high ceilings
- Timber flooring on the second floor
- Sliding stacker door opens to entertaining deck with sun drenched pool
- Timber staircase wrapped in frameless glass flowing to study/second living area
- Three of the four bedrooms come with ensuites
- Powder room with toilet on first floor
- Private master indulges in your own ensuite and walk-in robe with over sized shower
- Private wraparound plunge pool

Council Rates: Approx. \$1,147.83 half yearly
Water Rates: Approx. \$441.32 per quarter
Rental Appraisal: Approx. \$1,600 - \$1,650 per week

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.