

1/76 Seagull Avenue, Mermaid Beach, Qld 4218



Duplex/Semi-detached For Sale

Thursday, 11 April 2024

1/76 Seagull Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



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Auction

Primely located in a sought-after beachside pocket, this as-new, double-storey duplex promises the ultimate walk-about-town lifestyle. Having proximity to patrolled surf and Nobby Beach's popular shopping and dining precinct, the duplex has equal appeal as a low-maintenance primary residence or savvy investment portfolio addition. The home has been highly maintained since its recent construction in 2021. Natural light filters gently across engineered oak floors and brushed gold finishes, creating a warm and inviting ambience throughout the refined, contemporary coastal interior. A thoughtful floor plan maximises the home's functionality, with three bedrooms peacefully tucked away on the top floor, where they are serviced by a spacious family room and adjoining balcony. Dedicated to indoor-outdoor entertaining, the lower level features a bright and open living, dining and chef-level kitchen that flows effortlessly to a private alfresco area, where you can unwind or play host to guests in comfort. Through the summer months, take a refreshing dip in the sparkling pool, or grab a towel and stroll 180m* to enjoy golden sand and rolling surf. The Highlights:- Modern double-storey duplex completed in 2021- Elite Mermaid Beach address near to popular Nobby Beach precinct- Low-maintenance permanent residence or savvy investment opportunity- Tranquil pool retreat- Covered poolside entertaining area with ceiling fan- Engineered timber flooring, cabinetry and staircase with batten screening; sophisticated brushed gold fixtures and tapware throughout; freshly-painted white interior- Open living, dining and kitchen area flows to outdoor entertaining area via sliding doors- Recessed ceiling in living and dining zones- Kitchen has Bosch appliances, including induction cooktop, oven and integrated dishwasher; rangehood; curved central island with storage and seating- Master bedroom has walk-in robe and ensuite with dual vanity, free-standing bath and walk-in shower with rain and hand-held shower heads- Two additional bedrooms have built-in robes and ensuite- Upper-level family room with balcony- Powder room; laundry with built-in storage, hanging rack and access to external drying- Double garage with epoxy flooring and built-in storage- Ducted, zoned reverse cycle air conditioning; ceiling fans throughout

Mermaid Beach has long been considered the Gold Coast's most sought-after beachfront suburb, favoured for its relaxed coastal lifestyle and luxury homes. The beachfront is primely located at 200m. BSKT offers a convenient coffee and brunch spot only 500m away, while Nobby Beach's lifestyle precinct, which boasts a choice of boutique shopping, dining and nightlife options, is 650m away. Nestled between Broadbeach and Burleigh Heads, Mermaid Beach also offer easy access to attraction such as The Star Casino, Pacific Fair Shopping Centre and vibrant James Street. The Gold Coast Highway is nearby, opening up easy travel around the city, which will soon be serviced by the Gold Coast Light Rail, which is currently being extended from Broadbeach. Secure an immaculate, low-maintenance home in a burgeoning beachside locale – contact Paul Harrison 0418 358 145.

Disclaimer: 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. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.