

**1 Concourse Drive, Mermaid Waters, Qld 4218**



**Villa For Sale**

Friday, 29 March 2024

1 Concourse Drive, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: Villa**



Gypsea Youngsmith  
0400167677

## Auction

Architecturally designed to celebrate light-filled, low-maintenance living, this residence promises contemporary elegance across two levels. Shining with quality finishes and sleek style, soaring voids accentuate its scale, while full-height windows draw in natural light. An open plan kitchen, living and dining zone emulates this, with oversized sliding doors inviting in sunshine and creating a seamless indoor-outdoor connection. Here, entertain guests beneath a covered alfresco patio or feel the grass under your feet in the fenced backyard. Then, when it's time for rest, retreat to the top floor. Four bedrooms - including an elegant master suite with walk-in robe and ensuite - reside here, complemented by a main bathroom and cosy second living area. Centrally located in The Lakes Residences, this master-planned community promises convenience. Star Casino and the upscale delights of Pacific Fair beckon in under 2km, with Broadbeach's coastline and vibrant retail and dining precincts within 3km. Q Super Centre, primary and secondary schools, Bond University and public transport are also close, as is accessing the M1, making travel north or south easy. And when you factor in the proximity to the upcoming Lanes Retail Village that will feature a fresh food hall, cafes, restaurants, a health and wellness space, a lakeside community green, an outdoor amphitheatre and more, and it's easy to see why this setting is sought-after. Take the time to inspect and see its appeal first-hand.

**Property Overview:**

- Contemporary double-storey residence celebrating light-filled, low-maintenance living
- Nestled within the master-planned community, The Lakes Residences
- Shining with quality finishes and sleek style
- Soaring voids accentuate its scale, while full-height windows draw in natural light
- Open plan kitchen, living and dining zone seamlessly connects with the outdoors
- Stainless steel appliances including dishwasher, oven and natural gas cooktop, complete with integrated fridge
- Travertine tiles throughout
- Cosy upstairs living area/study
- Ducted split system air-conditioning
- Oversized master suite with walk-in robe and ensuite
- Three remaining bedrooms with built-robos
- Covered alfresco entertaining patio
- Fenced backyard
- Ground floor includes a powder room and laundry
- Double garage
- Under 2km to Star Casino and Pacific Fair
- Within Broadbeach's coastline and vibrant retail and dining precincts
- Easy M1 access, plus close to Q Super Centre, primary and secondary schools, Bond University
- Ample public transport available
- Lanes Retail Village coming soon to the community, featuring a fresh food hall, eateries, health and wellness amenities and more

**Auction Location:** Gold Coast Convention & Exhibition Centre  
**Rental Appraisal:** \$1,300 - \$1,400 per week  
**Body Corporate:** Approx. \$38 per week  
**Sinking Fund:** \$19,176.70 AS AT 20 MARCH 2024  
**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