

**102 Dolphin Avenue, Mermaid Beach, Qld 4218**

**McGrath**

**House For Sale**

Tuesday, 12 March 2024

102 Dolphin Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Richard Snowden

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## Auction

An extensive and meticulous renovation has transformed this Mermaid Beach home into a modern and sophisticated haven guaranteed to delight. Just one wall remains of the original residence ensuring a truly breathtaking abode that exudes contemporary charm. There are three bedrooms and three bathrooms along with an open-plan and air-conditioned kitchen, dining and living zone. Soaring ceilings, on-trend finishes and clean lines enhance the sense of style while outside, there's a covered entertaining area with a bar and views over the pool. This must-see home is set on a 405m<sup>2</sup> cul-de-sac lot with medium-density zoning and easy access to local shops, cafes and the beach. - Fully renovated and immaculate home with not a single detail overlooked- A single-storey layout with three bedrooms and two bathrooms including an ensuite- Open-plan living with tall ceilings, on-trend flooring and air-conditioning- A sleek chef's kitchen with modern appliances and a waterfall-edge benchtop- Host guests on the alfresco with a bar area and views over the in-ground pool- Ample storage throughout, a secure carport and easy-care landscaping- A fully fenced and private cul-de-sac lot boasting medium-density zoning- You'll live only a short walk from Mermaid Beach and Nobby's Beach precinct - Currently rented for \$1,300 per week- Council rates \$2900pa - Water rates \$1500pa- 6kw's of recently installed solar - Within easy reach of schools, recreational amenities and Pacific Fair shops

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