

108/215 Cottesloe Drive, Mermaid Waters, Qld 4218

House For Sale

Saturday, 3 February 2024

108/215 Cottesloe Drive, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



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Offers over \$649,000

Nestled within the highly sort after "Sailfish Cove" complex, located on the serene canals of Mermaid Waters, this immaculately presented townhouse offers an exceptional lifestyle opportunity. Perfectly suited for first-time buyers, savvy investors, and those seeking to downsize, this residence epitomizes modern comfort and convenience. Step inside to discover two generously sized bedrooms upstairs, each boasting their own private balconies, while the master bedroom enjoys the luxury of an ensuite bathroom. Downstairs, the lower level unfolds into a spacious open-plan living, dining, and kitchen area, designed to effortlessly accommodate daily living and entertaining needs. Beyond the stylish interior, residents of Sailfish Cove are treated to resort-like amenities including not one, but two sparkling swimming pools, perfect for unwinding on sunny days. Additionally, the complex features tranquil jetty areas, providing residents with direct access to the picturesque waterways of Mermaid Waters. Step outside into your own private backyard oasis, where lush landscaping creates a serene backdrop for outdoor relaxation and entertaining. Whether lounging under the shade of a tree or hosting gatherings with friends and family, this space offers endless possibilities for enjoyment.

- 2-bedroom, 2-bathroom townhouse oriented to the north west
- Includes a single lockup garage and an additional outdoor parking space
- Features an open-plan kitchen and living area leading to an outdoor yard
- Master bedroom boasts an ensuite and a private balcony
- Second bedroom comes with its own balcony
- Offers a separate laundry for added convenience
- L-shaped kitchen provides ample bench space
- Air-conditioning in the lounge area, with ceiling fans in bedrooms and lounge
- Abundance of storage space throughout
- Low-maintenance yard and gardens for easy upkeep
- Resort-style amenities including 2 pools, with a standout lagoon-style pool overlooking waterways and parklands, an outdoor heated spa, and jetty access for boating and fishing enthusiasts
- Enhanced security features such as a gated facility with intercom and fob access
- Body corporate fees approximately \$80 per week
- Council rates approximately \$1000 per half-year
- Water rates approximately \$300 per quarter
- Currently leased until December, 2024, at \$610 per week

Experience the epitome of waterfront living in Mermaid Waters with this exceptional townhouse at Sailfish Cove. Don't miss out on the opportunity to call this tranquil retreat your own. Schedule your inspection today and start envisioning the idyllic lifestyle that awaits you.

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.