

**1203/4-6 Alexandra Avenue, Mermaid Beach, Qld  
4218**



**Sold Apartment**

Tuesday, 20 February 2024

1203/4-6 Alexandra Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 104 m2**

**Type: Apartment**



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**\$1,620,000**

Exquisite Ocean-View Apartment with Custom Finishes. Hovering high above the Mermaid Beach coastline, this exquisitely appointed 12th-floor apartment exceeds all expectations. Situated in the boutique Mali Residences and draped against expansive ocean and parkland views, it represents a rare opportunity to acquire a first-class, customised property with bespoke finishes. As new and impeccably presented, marble benches, Tasmanian Oak cabinetry and Miele appliances enhance the gourmet kitchen, with the adjoining living and dining zone delivering a light-filled place to relax or gather with guests. Entertain easily between this open-concept area and the alfresco balcony, soaking up the sweeping coastal panoramas. These views follow you into the two bedrooms, each with access to an elegant bathroom where underfloor heating adds a luxe touch. Cleverly designed, the unique floorplan also comprises a concealed study, abundant storage and fully tiled marble flooring. Parking for one vehicle is provided, and this residential-only complex treats you to a suite of resort-style amenities including a lap pool, sauna, gymnasium plus a lounge with wine cellar, bar and dining facilities. The Highlights: - Exquisitely appointed, as-new apartment in Mali Residences, capturing expansive coastal and parkland views- Boutique, residential-only building opposite Mermaid Beach and a tree-lined reserve, artfully designed with gentle curves and cascading greenery - Prime 12th floor, east-facing position, boasting a customised 104m<sup>2</sup> floorplan, fully tiled throughout with marble flooring and featuring bespoke finishes- Sophisticated kitchen, living and dining area set against a stunning ocean outlook, opening onto an entertaining balcony - Gourmet kitchen features Tasmanian Oak cabinetry, waterfall-edge marble island and benches, integrated fridge/freezer, plus as-new Miele appliances, including a semi-integrated dishwasher, induction cooktop, oven, rangehood and wine fridge - Master suite enjoys uninterrupted ocean and park views, built-in robes and an elegant ensuite with Kohler smart toilet with bidet - Bedroom two with coast, city and hinterland vistas, double and triple built-in robes, serviced by a stylish bathroom - Cleverly concealed built-in study hidden behind concertina-style doors- European-style laundry - Somfy electric blinds fitted in the living room and master suite- Braemar ducted air-conditioning throughout- Underfloor heating to the ensuite, bathroom and living area- Allocated car park plus cage storage- Onsite leisure facilities including a lap pool, gymnasium, sauna plus a lounge with wine cellar, bar and dining facilities Perched in a prized location, Mali Residences promises peaceful beachside living without compromising on proximity to necessary amenities. Leave the car at home, with the beach, park, shops, medical facilities, cafes and restaurants accessible on foot and ample public transport on your doorstep. All the delights of upscale Pacific Fair await in 900m, or take in a show at The Star, a 14 minute walk from your apartment. Whether you use this as your permanent residence or a luxury holiday haven, this immaculate beachfront apartment presents an elegant coastal lifestyle only "Mali Residences" can provide. Contact Matthew Follent on 0402 251 527 or Marco De Vincentiis on 0433 112 260 today. 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.