

**13 Reef Court, Mermaid Waters, Qld 4218**

WILLCOX

**House For Sale**

Thursday, 16 May 2024

13 Reef Court, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 875 m2**

**Type: House**



Jesse Willcox

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## Auction

This immaculately renovated 4 bedroom waterfront family home embodies the epitome of coastal luxury living. Located in a quiet cul-de-sac on an expansive 875sqm fully fenced private block, this impressive residence offers a world of coastal charm and sophistication. Step inside and be greeted by the warm embrace of natural light dancing through expansive windows, 2.7m ceiling height, illuminating the spacious open concept living areas. The living room beckons with its inviting ambiance, perfect for cozy evenings with loved ones or entertaining guests against the backdrop of breathtaking water views. The heart of the home, the gourmet kitchen, awaits the culinary enthusiast with top of the line appliances, including Bosch induction cooktop, Corian bench countertops, Neff Steam Oven, Liebherr integrated fridge, Zip Hydro tap with hot, chilled and sparkling water options and a Asko Dishwasher as well as soft close drawers and ample storage. Whether you are whipping up a quick breakfast or hosting a gourmet dinner party, this modern kitchen is sure to inspire your inner chef. Boasting 4 spacious bedrooms, including a master suite that epitomises luxury living, offering the ultimate relaxation, featuring a luxurious ensuite and a spacious walk-in robe, providing ample space for your wardrobe essentials. With automatic blinds, you can effortlessly control the ambiance, creating the perfect setting for rest and rejuvenation. Each additional bedroom is thoughtfully appointed with built-in robes, offering both functionality and style. Whether it's for family members or guests, everyone can enjoy their own private sanctuary within this coastal oasis. Indulge your senses in the dedicated theatre room, complete with acoustic paneling that ensures an immersive audiovisual experience like no other. Whether it's family movie nights or hosting friends for a blockbuster marathon, this space sets the stage for unforgettable entertainment moments. Step outside to your own private oasis, where lush landscaping meets the sparkling waters of the waterfront. Whether you're lounging on the expansive patio area, enjoying a barbecue with friends, or taking a leisurely stroll along the shoreline, every moment spent outdoors is a reminder of the beauty that surrounds you. Convenience meets luxury with the addition of a dedicated outdoor toilet and shower, providing added comfort and functionality for you and your guests. Experience your pool parties and outdoor entertainment on another level with a premium surround sound stereo system, delivering immersive audio experiences that elevate every moment. Enjoy your very own 10 meter private jetty equipped with solar powered night lights and water access, perfect for embracing coastal adventures right from your doorstep. Immerse yourself in the luxury of a resort style experience right in your backyard. The fully tiled magnesium pool, equipped with a gas heater, invites you to enjoy year round comfort and tranquillity. Whether you're taking a refreshing dip on a hot summer day or unwinding in the soothing warmth of the spa (featuring automatic actuators for spa control) offering you the perfect retreat to unwind and rejuvenate after a long day, the outdoor amenities provide you plenty of options. Experience effortless maintenance with auto chemical adjustment, ensuring pristine water quality with minimal effort on your part. The paramount in floor cleaning system ensures that your pool stays sparkling clean, leaving you more time to enjoy its refreshing waters. Situated in a prime location on the Gold Coast, this family home provides unparalleled access to the world famous beaches. Enjoy the luxury of having the sun, sand and surf just moments away from your doorstep, making every day a beach day. This location offers a myriad of recreational activities for every member of the family. Lake Hugh Muntz and plenty of walking paths at your doorstep and only a short drive to the Q Shopping Centre, approx 1.4km from Pacific Fair and Robina Town Centre just a short drive away. You will also find some of the best schools that the Gold Coast has to offer, including Broadbeach State School only approx 2km away. Stunning beaches in Broadbeach are only a 2.4km drive away. Don't miss your chance to own this exquisite waterfront retreat. Additional Features:- 2.7m ceiling height- Stunning city views- Very own 10 meter private jetty - Water feature auto lighting- Expansive 875sqm private block- Triple water filtration throughout the house- Solar 6K 24 panels (controlled by connect 10 operating system)- 56 soft close cabinets and drawers throughout the home- Automatic blinds- Plantation shutters throughout- Study nook- Landscaping auto irrigation system and feature lighting - Undercover clothes lines and storage area- Keyless entry to house and pedestrian gate - Ring security camera system - LG ducted air conditioning system - Multipurpose room with additional storage, dry entry from carport - Walk in linen closet - 2 x ensuites- Full replacement of windows throughout and all with crim safe and lockable windows- Remote controlled Garage door and sliding gate- Security Cameras front and rear - Intercom at gate house - Council Rates - \$3,671.00/year approx - Water Rates - \$1,167.33/year approx Contact Jesse Willcox for further information.