

**131 Barrier Reef Drive, Mermaid Waters, Qld 4218**



**House For Sale**

Friday, 2 February 2024

131 Barrier Reef Drive, Mermaid Waters, Qld 4218

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1058 m2**

**Type: House**



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## AUCTION ON SITE

This beautiful large parcel of land adjoining a popular neighbourhood park presents style from the street. The flowering arbour gatehouse flows through to manicured lawns and a huge pool with a single level sprawling ranch style family home.

With 3 separate indoor living spaces, this huge 458m<sup>2</sup> home is bright and airy, with a sunken lounge featuring soaring skylights for family time, and the elegant adults living and dining room that flows to the north facing covered alfresco area. Then at the other end of the house is the fun kids living retreat and 4 bedrooms, opening to the spacious lawn and pool area. For outdoor entertaining we have a huge Hamptons style covered alfresco patio with ample space for 12-seater dining setting, large outdoor lounges, BBQ and pizza oven. There is additional outdoor patio to enjoy the sunshine, and the huge pool area has space for sun loungers and oversized entertaining area. Key Features include:-

- Massive double block of 1058m<sup>2</sup> – hard to find that size in the area- Big family single level home set over 458m<sup>2</sup> -
- Enjoy effortless entertaining with light and open living areas- 3 separate outdoor entertainment areas- 3
- separate indoor living areas- King trusses and high rafters in the main outdoor entertaining area- Separate
- king-sized Master bedroom suite with ensuite and walk-in-robe- Beautifully manicured and irrigated fully fenced
- gardens and lawns- Large North facing tropical pool with hot outdoor shower and plenty of space for the kids
- to run around- 2 bathrooms plus powder room plus extra vanities- Main bathroom with separate toilet and
- additional vanity area for multi-use- Stunning street appeal with arbour gatehouse and secure double carport and
- storage area- A/C in all living areas and master with ceiling fans throughout- Spacious kitchen with soft
- close cabinetry - Solid construction – double brick- Still some opportunity to add your final finishing touches. -
- Possibility for dual living or guest accommodation- Sustainable living with a 13.2 kW (40 panel) solar system
- and a current power bill for family of 5 is approx. only \$50 per month- Walk out the back door and into the
- park and the Lake Hugh areas, it's great for the kids to kick the footy or walk the dog.- Rental return
- approximately \$1,800 to \$2000pw- Large roof cavity area for storage with drop down ladder for easy
- access Mermaid waters is a highly sort after Gold Coast suburb. It's central location makes it an easy walk or ride to
- mermaid or Nobbys precinct for lunch or dinner or a swim at the beach. Other key suburb features include:-
- Adjacent to Morialta Park which backs onto 17-hectare Lake Hugh Muntz - excellent kids' playground and great for
- exercising pets - 2 minute walk to Q Supa Centre with over 80 retailers, 3 supermarkets, Bunnings and a big
- restaurant and dining precinct.- 2 minute walk to the bus stop with direct routes to Robina, Broadbeach, Burleigh
- and Bond University- Main arterial route of Bermuda Street a short distance away- 5 minutes to the
- beach- Close to schools and kindergartens and Universities

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