

14 Cadence Avenue, Mermaid Waters, Qld 4218



Sold House

Thursday, 17 August 2023

14 Cadence Avenue, Mermaid Waters, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Nicky and Jason Cunningham
0414690063

Contact agent

Treasured by the same owner for 22 years, this charming single-level house offers an idyllic waterfront lifestyle within a peaceful cul-de-sac. The well-maintained home is set atop a large, northeast-facing block that captures stunning city skyline vistas from the end of a tranquil inlet. A rich timber door and recessed ceiling combine in the entry foyer for an inviting first impression, while decorative cornices add a touch of elegance throughout. The floor plan features three spacious bedrooms, with a study nook providing a dedicated workspace. The considered design blends indoor and outdoor spaces. Expansive sliders spanning the living, dining and kitchen area open onto a partially-covered deck overlooking a wide waterway - the perfect setting for alfresco gatherings with a view. Manicured tropical gardens bring a sense of privacy and serenity to the property, which also features a resort-style 12m* pool. Residents enjoy the convenience of proximity to beaches, esteemed schools and amenities. The Highlights: - Well-maintained, single-level house- 766m2* block positioned at the end of a tranquil inlet- North-east facing with views over wide water to city skyline- Quiet cul-de-sac in proximity to beaches, schools and conveniences- Partially-covered entertaining deck overlooking water- 12m* lap pool, sandy beach, manicured tropical gardens- Covered porch; entry foyer with timber door and recessed ceiling; decorative cornices throughout- Open living, dining and kitchen area with water views and outdoor access- Kitchen with Bosch four-burner induction cooktop, integrated Miele dishwasher, St George oven, double sink, island with seating and storage, wine storage, study nook with built-in desk- Master bedroom has water outlook, walk-in robe and fully tiled ensuite with dual shower and private toilet - Two additional bedrooms with built-in robes, one with built-in study nook- Main bathroom is fully tiled with built-in bath and separate toilet- European laundry with access to external drying court- Off-street parking for four cars between double garage with built-in storage and gated double carport; garden shed- Fully-fenced property with gated vehicle, pedestrian and side access- Techview intercom; solar power system - Sound-insulated walls; ceiling fans throughout Mermaid Waters is favoured for its relaxed, family-friendly lifestyle and proximity to key amenities. A host of parks surround the property, while the sports and recreation centre of Pizze Park is only 1.5km away. A patrolled stretch of sand and surf is within 2km, as is the world-class retail destination of Pacific Fair Shopping Centre. A short drive also opens up the eclectic dining and boutique shopping precincts of Mermaid Beach, Nobby Beach, and Broadbeach. The address sits in the catchment for Miami State School and Merrimac State High School, and is centrally located for proximity to a choice of leading private schools. Relish waterfront serenity in a central suburb with this tightly-held home – contact Nicky and Jason Cunningham 0414 690 063. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.