

1401/2214 Gold Coast Highway, Mermaid Waters, Qld 4218



Townhouse For Sale

Tuesday, 14 May 2024

1401/2214 Gold Coast Highway, Mermaid Waters, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Sarah Drew

Submit Offers by 27th May 5pm

Discover the epitome of coastal living in this exquisite residence, offering a rare opportunity to embrace the beach lifestyle with contemporary flair. Thoughtfully designed across two levels, this home exudes elegance and convenience at every turn, courtesy of a recent full renovation. Step inside to find yourself greeted by a light-infused, open-plan kitchen, living, and dining area seamlessly connected to a generously sized courtyard through an expansive sliding stacker door. Entertaining becomes a delight with festoon and LED lighting setting the mood, while a convenient swing-up kitchen window facilitates effortless serving. After a day of swimming at the large resort-styled pool, retire upstairs to the welcoming comfort of three bedrooms. The master suite boasts a breezy balcony offering serene views towards Magic Mountain, accompanied by a lavish ensuite and bathroom adorned with wall-to-wall backlit niches and indulgent ceiling-mounted rain showers.

Standout features:

- Three spacious bedrooms, master suite with a breezy balcony with views to Magic Mountain, en-suite plus air-conditioning
- Two elegantly renovated bathrooms with wall-to-wall backlit niches and ceiling-mounted rain showers
- Excellent location & position in the rear of the complex on north-east building end, capturing sunshine, sea breeze and views, with minimal traffic & noise
- Light-filled open-plan kitchen, living, and dining area, perfect for modern living
- Brand new custom built kitchen with ample storage, modern appliances, dishwasher and stone benchtops
- Expansive courtyard, seamlessly extending the indoor living space outdoors through the double stacked doors
- Festoon and LED illuminated entertaining area serving guests directly through the swing-up kitchen window
- Equipped with plantation shutters, fans and air-conditioning for year-round comfort
- Stunning separate laundry with powder room, leading out to the courtyard
- Exquisite renovation throughout including brand new fixtures and fittings, lighting, paint and flooring
- Convenient garage parking for one vehicle, supplemented by an additional full-size driveway space
- Pet friendly – (STBCA)

Rental Appraisal : \$1,000 - \$1,100 per week
Body Corporate: approx \$104 per week
Council rates: approx. \$1,900 per year
Water rates: approx. \$1,100 per year (separately metered)

Positioned adjacent to the vibrant Nobbys Beach dining precinct, the coveted Chamonix complex offers resort-style amenities including a sprawling two-zone pool, rejuvenating spa, relaxing sauna, well-equipped gym, and BBQ area. With a mere 5-minute stroll to the golden sands of Miami Beach, and just a short e-bike ride away from Pacific Fair and Burleigh, convenience and leisure are your daily options. The upcoming Gold Coast Light Rail will enhance public transport options further, with an easy walking distance to the Nobbys bus and tram terminal. Esteemed primary and secondary schools, local convenience stores and sporting amenities are also within walking distance. Experience the allure of Chamonix firsthand by scheduling a personal inspection today with Sarah Drew on 0444 555 144. This is coastal living at its finest.

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