

16 Kurrawa Avenue, Mermaid Waters, Qld 4218



House For Sale

Saturday, 24 February 2024

16 Kurrawa Avenue, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Nicky and Jason Cunningham
0414690063

Auction

It's the perfect trifecta: land size, location and outlook, and this primely positioned waterfront property enjoys all three. Occupying an 827m² block with 19.9m waterfrontage, explore your options to renovate the existing and solid double-storey residence or knock down and rebuild your dream home, customised to suit your every desire. Either way, you can capitalise on the superb skyline and water vistas while unlocking the value of a high growth suburb. A deceased estate approx. 10 minute's walk from the beach, it has been meticulously maintained and much loved by the one family for 37 years. Featuring four bedrooms and three bathrooms, it has a fantastic foundation in place for those keen to renovate. A brick build, soaring vaulted ceilings in the formal and informal lounge add charm, and all bedrooms boast either water or skyline views. Outdoors, a pool sparkles in the sunshine, with an expansive terrace for entertaining, while the oversized 7m x 6m garage is another handy extra. Along with a sandy beach front, the property offers drive through capability from the front of the home to the rear boat ramp. It's also anchored on a peaceful waterway to enhance your sense of serenity. These existing features will add value even if you opt to create a blank canvas and build the custom home you've longed for. Alternatively, there is scope to rent the existing property while you decide just how to best maximise its outstanding location, outlook and potential. The Highlights: **Deceased estate with exceptional potential – perfect land size, location and outlook, approx. 10 minute's walk from the beach** **827m² block with 19.9m of peaceful waterfrontage and street frontage** **Meticulously maintained and much loved by the one owner for 37 years** **Option to capitalise on its robust double storey foundation and renovate or knock down and rebuild your dream home that capitalises on stunning water and skyline views** **Kitchen featuring solid Tasmanian Oak cabinetry, Bosch appliances and pool views, adjoins a casual meals area** **Informal lounge room crowned by a vaulted ceiling with exposed timber beams and access outdoors** **Formal lounge and dining with a soaring 3.6m raked ceiling and front garden views** **Four generously sized bedrooms with either water or city skyline views** **Main bedroom includes walk-in robe and ensuite** **Main bathroom features a separate toilet** **Expansive, covered alfresco entertaining area, overlooks the sun-soaked pool and waterways** **Tiered backyard steps down to the sandy beach** **Oversized 7m x 6m garage** **Side access to back yard and boat ramp** **Water tank plus 3.5kW solar system** **Vacumaid, ceiling fans and air-conditioning to living room and master suite** Nestled within a tightly held pocket of Mermaid Waters, stroll to the vibrant Nobby Beach or Mermaid Beach dining precincts to sample an array of delicious eateries or head seaside for a refreshing swim. The new Mermaid Plaza is also within walking distance – a handy place to stock up on supplies at Woolworths – or for a large-scale shopping and leisure experience, Pacific Fair beckons in 3km. Miami State Primary and High School are under 3km away, along with 60ha Pizzey Park, a haven for sport lovers. Homes in this enclave rarely come up for sale. Factor in the urban renewal underway in this area and it's easy to see why this represents such an exceptional opportunity. Contact Nicky Cunningham on 0414 690 063 today. 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.