

**17 Sunbrite Avenue, Mermaid Beach, Qld 4218**



**Sold House**

Thursday, 10 August 2023

17 Sunbrite Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**

## Contact agent

Offering a modern take on a quaint beachside cottage, this renovated home presents a rare opportunity in the exclusive beachside suburb of Mermaid Beach. Positioned in a quiet side street off prestigious Hedges Avenue, metres from patrolled sand and surf, the single-level residence is one of the few remaining cottages in the area. A recent update has brought a relaxed coastal feel to its three-bedroom, two-bathroom floor plan, elevated by quality timber flooring, neutral tones and an abundance of natural light. Move straight in, with the future option of building an architect-designed masterpiece. A chef-inspired kitchen encourages easy meal preparation while the spacious master suite entices rejuvenation. Entertaining beckons in the covered alfresco area overlooking a north-facing saltwater pool that captures all day sun. Embrace a quintessential beachside lifestyle, while also enjoying proximity to the vibrant entertainment, dining and shopping precinct of Broadbeach, renowned retail mecca Pacific Fair and The Star casino.

**The Highlights:-** Modernised luxury beachside cottage, one of the few remaining in the area- Located in prestige Mermaid Beach, just off Hedges Avenue- 150m to patrolled sand and surf and walking distance to central Broadbeach- Ready to occupy, with potential for future rebuild- Sparkling saltwater pool facing north; outdoor shower- High ceilings, pendant lighting, plantation shutters- Covered alfresco area with retractable awning, overlooking secure rear yard- Open dining and living spaces opening to alfresco- Kitchen features high-end appliances, including pyrolytic oven- Master bedroom with large ensuite and walk-in robe; two further bedrooms have built-in robes- Dedicated home office- Main bathroom with bath, shower and vanity- Laundry with access to drying court; powder room- Double lock-up garage- Split system air-conditioning; ceiling fans- Low maintenance gardens and flat lawn area; secure yard- Solar system and solar hot water

Mermaid Beach is a highly sought-after Gold Coast suburb close to popular amenities. The house is located metres from elite Hedges Avenue, the esplanade as well as patrolled sand and surf. A variety of shopping, dining and nightlife options are accessible in Broadbeach 1.5km away, with The Star casino and Pacific Fair Shopping Centre both within a 2km radius. The Gold Coast Highway and Gold Coast Light Rail are nearby for travel further afield and the address is in the school catchment area for well-regarded Broadbeach State School and Merrimac State High School. Capitalise on this rare opportunity in a blue-chip suburb – contact Eoghan Murphy on 0421 197 720.

**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.