

**2/102 Albatross Avenue, Mermaid Beach, Qld 4218**

Coastal

## Unit For Sale

Friday, 3 November 2023

2/102 Albatross Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 208 m2**

**Type: Unit**



Andre Sharples  
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## Auction

Occupying an entire floor within an exclusive brand new security building of only four, this state-of-the-art residence has left nothing undone in pursuit of providing the ultimate designer lifestyle haven to befit its exclusive beachside address. Designed to absolute perfection and appointed with every conceivable luxury, it comes complete with an expansive open floor living and dining space flowing seamlessly to a customised covered terrace, deluxe quartzite entertainers' kitchen, designer interior styling plus cutting-edge appointments, technology and security. Placed on the first floor with secure lift access affording direct entry into the residence, it located on a prestigious beachfront street within footsteps of the sand and surf, short stroll to Nobby Beach Surf Club and the Nobby Beach entertainment precinct, and only a few minutes' drive from Pacific Fair and Broadbeach's cosmopolitan dining and social hub.

- Designed by BDA Architecture
- World-class beachside retreat for executives, weekenders or downsizers
- Sunny northeast setting captures abundant light and cooling sea breezes
- Wide sweeping living space with defined dining area by the kitchen
- Floor-to-ceiling north windows and glass stackers open east to the terrace
- Covered terrace with built-in barbecue and mounted Bluetooth speaker
- Sleek open plan kitchen with Taj Mahal quartzite benches and stool bar
- Smeg induction cooktop and dishwasher, integrated fridge plus Zip Hydro Tap
- Three sumptuous bedroom suites with built-ins and ultra-chic ensuites
- Guest powder room, internal laundry fitted with a washer and dryer
- Top-of-the-range imported designer lighting by OLEV and Johanna Forsberg
- Acoustic cork flooring, Bremworth wool carpet, remote-control operated blinds
- Keyless face recognition entry to residence, zoned ducted air conditioning
- CCTV security in the external common areas and inside the apartment
- Option to purchase the brand new furniture on display in the residence
- Only 180m to the golden sands and rolling waves at Mermaid Beach
- Five minute stroll to Nobby Surf Club and Nobby's trendy café/dining precinct
- Easy walk to Café on Hedges, handy to golf courses and Miami shopping
- Double security parking and storage cage in secure basement, 208sqm on title
- Body Corporate Approx \$67 per week

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