

**2/20 Petrel Avenue, Mermaid Beach, Qld 4218**

 Coastal

**Villa For Sale**

Thursday, 25 January 2024

2/20 Petrel Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Villa**



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## Offers Over \$2,800,000

Settle into the lap of luxury at this exquisite Mermaid Beach residence; a near new, five-level masterpiece that has set a unique benchmark for beachside living in this exclusive neighbourhood built and completed in 2023. Presenting 2/20 Petrel Avenue - architecturally-designed and recently constructed by Elcoda Projects to capture cool breezes and lust-worthy city-and-sea views, this sublime coastal enclave rises high above the thrum of Nobby Beach's coffee, dining and boutique retail strip, while being just steps from the sand. Entertaining is at the forefront of the soaring villa, with third level dedicated to socialising, celebrating and soaking in the endless vistas of turquoise ocean, glittering skyline and rolling hinterland hills. An east-facing recreation lounge and terrace is paired with a well-equipped kitchenette, Vintec fridge and powder room, which also services the private rooftop deck. A ground-floor terrace meanwhile plays host to a sparkling in-ground plunge pool, characterised by warm timber tones and hand-stacked feature stone, and sets the scene for days spent swimming, lounging and sipping; the opportunities to host and entertain at this address are infinite. Fusing luxury with functionality, the designer kitchen is anchored by a floating American-Oak staircase and oversized stone bench. Fitted with brand-new Bosch and Miele appliances, extensive custom joinery, walk-in pantry and glass splash-back, this space is the heart of the home, flowing through to the living, dining and poolside surrounds. A dedicated office ideal for those seeking the convenience of a work-from-home lifestyle. Two guest bedrooms and a palatial master suite occupy the first level, boasting picture-frame windows that bathe each space in generous natural light. Contemporary timber battening connects the master bedroom with the hotel-style ensuite, complete with freestanding black bath, matching vanities and imported Italian tiling, which flows through to the plush walk-in-wardrobe and built-in bench. Designed with seamless, smart living in mind, the home features state-of-the-art technology to control lighting, air-conditioning, security and irrigation, in addition to a four-person lift and spacious six-car garage (two dedicated parking places plus one storage parking per villa) with electric charging station.

**Property Features:**

- Brand new, architecturally-designed Mermaid Beach villa spanning five levels, featuring high-end finishes and fixtures.
- Envious east-facing position with panoramic views across ocean, Surfers Paradise skyline and Gold Coast hinterland.
- Private four-person lift connects residents with each level, in addition to a floating American Oak staircase.
- Striking modern facade fusing vertical black and timber battens, concrete render and hanging foliage.
- Three generously-sized bedrooms on dedicated level, including master suite with American Oak flooring, walk-in wardrobe and built-in make-up desk. Guest bedrooms are equipped with mirrored built-in robes, carpet and ceiling fans.
- Master ensuite features show-stopping black and white bath while main bathroom is centred around Alape freestanding circular basin; both bathrooms are equipped with luxe matte-black finishes, Italian tiling and Lithostone Snow Fall bench tops. Additional powder room on ground floor.
- Rooftop entertaining terrace with coastal views, plus third-level recreation zone and outdoor deck, complete with sky-lights, kitchenette, Vintec beverage fridge and powder room.
- Ground floor alfresco area with 3.6m x 2.2m plunge pool, flanked by edgeless glass and hand-stacked stone feature wall.
- American Oak timber floors in main living areas and polished concrete throughout main level.
- Open-plan living and dining features 3.3m ceiling and floor-to-ceiling glass doors.
- Designer kitchen with 2.5m Silestone Ethereal Glow island bench, glass splash-back, Bosch appliances, integrated Miele dishwasher, plus walk-in pantry.
- Oversized timber front door.
- Dedicated study on ground level with large picture windows.
- Laundry located in the basement opposite spacious storage locker.
- Home automation system controls lighting, security, and irrigation.
- Daikin climate-controlled air-conditioning throughout.
- Video intercom, security camera and Crimsafe screens.
- Secure, fully enclosed entry.
- Shared six-car garage with two dedicated car spaces and one storage space per villa; electric charging station and extensive storage solutions.
- Designed by Ana Brandt for Raywells Design; developed and expertly constructed by Elcoda Projects.

**Property Specifics:**

- Council Rates: \$2,846.06\* half yearly
- Water Rates: \$398.68\* per quarter
- Body Corporate: \$3,202.50\* per year
- Rental Appraisal: \$1,800 - \$1,900\* per week\*

**Approx Location:**

- Nobby Beach Surf Lifesaving Club & BSKT Cafe - 240m
- Nobby Beach restaurants, cafes and shopping - 180m
- Miami State High School - 550m
- Miami Marketta - 900m
- North Burleigh Lookout - 1.6km
- Pacific Fair Shopping Centre - 3.1km
- Kurrawa Beach - 3.5km

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.