

2/44 Seagull Avenue, Mermaid Beach, Qld 4218



Sold Duplex/Semi-detached

Friday, 27 October 2023

2/44 Seagull Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

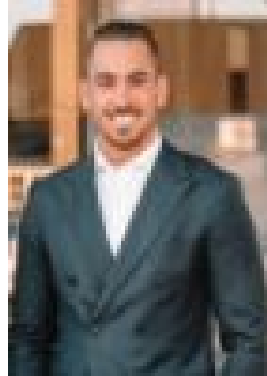
Area: 266 m2

Type:

Duplex/Semi-detached



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Conner Malan
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\$2,100,000

This spacious three bedroom, two bathroom residence is perfectly located just footsteps from Nobby Beach, offering a lifestyle of luxury, convenience, and comfort. Beyond its prime location, this home boasts a unique layout of no common wall, offering a wider than usual floorplan in the main living area, promoting an airy and expansive ambiance throughout. Inside, the home welcomes you with an open plan living and dining area, creating a warm and inviting space for gatherings. The central living zone seamlessly flows to a covered balcony area, where you can savor the coastal breeze and entertain guests. For those who work from home, a private office nook discreetly placed on the main level ensures focus and productivity. The master bedroom is a sanctuary of comfort, featuring a deluxe ensuite and a floor-to-wall mirrored built-in wardrobe, adding a touch of elegance to your daily routine. On the ground level, two bedrooms are serviced by a modern bathroom, with the rear bedroom opening onto a private side deck through bifold doors, offering serene views of a relaxing garden. This residence is designed for comfort - from plush carpets to split-system air conditioning in each bedroom and the media room. Enjoy cinematic experiences in your own home in the soundproof media room, complete with a 4K projector and speakers, perfect for movie nights with family and friends. Make the most of being minutes from Nobby's Beach Surf Club as well as close to the boutiques, bars, restaurants and cafes of this popular precinct, where you can enjoy delicious food and drinks while soaking in the relaxed coastal atmosphere. It's also just under 5km from Pacific Fair and Star Casino, while also central to schools, Bond University and healthcare facilities.

Property Specifications: • Unique layout offers wider than usual floorplan for main living area • Central open plan kitchen, dining and living zone flows seamlessly to a covered balcony area • Private office nook discreetly placed on main level • Deluxe master with floor to wall mirrored built in wardrobe and large modern ensuite • Ground level with two bedrooms, serviced by modern bathroom • Ground level rear bedroom with bifold doors opening onto private side deck, complete with relaxing garden • Separate powder room on main level • Sound proof cinema room, complete with 4k projector and speakers • Carpet and split system air conditioning in each bedroom and cinema room • Double lock-up garage with internal access and additional off-street parking • Spacious storage area on basement level, idea for convenience • Approved DA plans for a rooftop terrace • Tight knit, community based neighbourhood • Quality dining, retail, entertainment nearby • Minutes from Nobby's Beach, local Surf Clubs, and the soon to be complete 'The Oxley' luxury retail and dining precinct Council Rates: Approx. \$2,018.34 half yearly Water Rates: Approx. \$425.24 per quarter Rental Appraisal: Approx. \$1,700 - \$1,800 per week Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes