

2/46 Dolphin Avenue, Mermaid Beach, Qld 4218



Sold Duplex/Semi-detached

Sunday, 20 August 2023

2/46 Dolphin Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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\$1,258,000

Presented across two levels and conveniently situated a mere 650 meters from the inviting sands of Nobby's Beach, this exceptional villa is set to make a lasting impression. Enriched with gleaming hardwood floors, neutral toned interiors and high ceilings, it's an impeccable property that promises a low maintenance lifestyle. Enjoy the seamless connection of the kitchen, living and dining zone with this light and airy space integrating with the outdoors. Entertain with ease thanks to the well-appointed kitchen, with meals best served alfresco style on the timber deck. Three bedrooms grace the upper level, among them an expansive master suite featuring an ample walk-in wardrobe, a luxurious ensuite, and a sun-drenched north-facing balcony. Two additional bedrooms with built-in wardrobes are served by a contemporary main bathroom, complemented by a convenient powder room for guests. Additional amenities include air conditioning, capacious under-stair storage, Crimsafe screens, and an oversized single garage accompanied by secure off-street parking. The property is further enhanced by its easily maintained tropical gardens. Tucked away in a coveted neighborhood renowned for its proximity to the beach, 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. Bond University and the appeals of Broadbeach and beyond including Pacific Fair Shopping centre and ample public transport.

Property Specifications:

- Two-level villa located just 650m from the sand and surf of Mermaid Beach
- Impeccably presented, with gleaming hardwood floors, neutral tones and high ceilings
- Kitchen with butler's pantry, beech cabinetry and stainless-steel appliances
- Open concept floorplan, with kitchen, living and dining area seamlessly flowing to the outdoors
- Expansive master suite with a spacious walk-in-robe, deluxe ensuite and north-facing balcony
- Two additional bedrooms with built-in robes, serviced by modern main bathroom
- Alfresco entertaining deck with shade sail plus easy-care, tropical gardens
- Powder room, laundry, air-conditioning, generous understairs storage, Crimsafe screens
- Oversized single garage plus a gated off-street parking space
- Stroll to vibrant Nobby's Beach cafes, shops and amenities, along with Mermaid Beach eateries and bars

Council Rates: Approx. \$1,223.26 half yearly
Rental Appraisal: \$1,300-\$1,350 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.