

**2/53 Karbunya Street, Mermaid Waters, Qld 4218**

**—** **Coastal**

**Sold Unit**

Wednesday, 12 June 2024

2/53 Karbunya Street, Mermaid Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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**\$1,130,000**

Fully renovated to the highest of standards throughout to suit even the most fastidious of buyers, this 2-bedroom, 2-bathroom ground floor waterfront apartment presents a rare opportunity to embrace coastal living and experience a lifestyle of luxury, exclusivity and convenience in the heart of Mermaid Waters. Perfectly positioned in a boutique complex of only 4 apartments on the water's edge boasting expansive North to water and city skyline views. Combining a harmonious blend of luxe coastal living with everyday comfort, this sundrenched unit offers seamless indoor/outdoor flow. The covered outdoor timber deck is complete with a shade sail and a stunning stone wall, providing plenty of space to entertain friends and family. Overlooking the lawn and sandy beaches out to the beautiful water views, this space creates the perfect setting to unwind of an afternoon and enjoy a beautiful sunset. Coastal style tones, textures and finishes with rendered concrete flooring compliment the minimalistic luxury feel. The spacious gourmet kitchen is flooded with natural light equipped with top-of-the-line Fisher & Paykel stainless steel appliances and a pyrolytic oven for the culinary enthusiast. Generous master suite with ensuite, air-conditioning, built-in robes, water views and direct access to the deck. Second bedroom with built-in robe and ceiling fan. Family bathroom with Concrete Nation sink, Italian Terrazzo tiling and ABI tapware. Don't miss the opportunity to live in a prime waterside location with everything you need at your doorstep. There is simply nothing to do except pack your bags and start enjoying all that this lifestyle location has to offer.

Property Features: • 2-bedroom, 2 bathroom completely renovated ground floor unit • High quality finishes throughout • Expansive North to water and city skyline views • Covered timber deck complete with shade sail, stunning stone wall and sensational wide water views • Sundrenched, open plan living and dining spaces • Gourmet kitchen with Fisher & Paykel stainless steel appliances, abundance of storage and pyrolytic oven • Rendered concrete flooring, which is sleek and durable, adding a modern touch to the interior • Master suite with ensuite, built-in robe, air-conditioning, water views and direct access to the timber deck • Generous second bedroom with built-in robe and ceiling fan • Family bathroom with Italian Terrazzo floor tiles, floor to ceiling textured tiling and ABI tapware • Plantation shutters throughout • Secure lock up garage • Energy-efficient lighting throughout the home • Built-in safe for added security for your valuables

Location Highlights: • Embrace the allure of waterfront living with direct access to serene and picturesque views • Walk or ride to Miami State Primary and High Schools • Perfectly positioned within walking distance to Pizzey Park, Aquatic Centre, walking tracks, and a variety of outdoor activities • At your doorstep is Waterways Village which offers a selection of cafes, restaurants, IGA, and specialty stores, ensuring all your needs are met within close reach

Property Specifics: • Council Rates: \$1,080.50\* per half year • Water Rates: \$381.15\* per quarter • Body Corporate: \$76.92\* per week • Rental Appraisal: \$900\* per week\* approx

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