

**22 Peter Blondell Drive, Mermaid Waters, Qld 4218**



**House For Sale**

Friday, 10 May 2024

22 Peter Blondell Drive, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 694 m2**

**Type: House**



Sam Guo and Julia Kuo  
1300576000

## Auction

Spacious family home on rare Mermaid Waters water frontage. A coveted find on wide water in the heart of Mermaid Waters, this double-storey family home in a quiet cul-de-sac is packed with potential. Sat atop a generous 694m<sup>2</sup> block, the property holds an expansive 24.7m\* of water frontage to a quiet inlet just off Dunlop canal. Outdoor features of a sandy stretch of beach, pontoon and secure boat shed and ramp will please outdoor enthusiasts, who can launch a vessel from the convenience of their back garden to explore the local waterways. Immaculately presented with wood-effect flooring and marble throughout, the home has a functional floor plan spread across two levels, with the ground floor dedicated to family living before a backdrop of water views. Offering room to move, the open-plan kitchen and dining flow to a covered alfresco terrace and sun deck, while a study could be converted into a fifth bedroom. On the upper level, an additional living space and four bedrooms, including a master suite with ensuite and private balcony, provide a quiet sanctuary to which family members can retreat. There is plenty of scope for a new owner to add their distinctive touch to this solidly constructed home in proximity to patrolled beaches and a host of sporting, entertainment and retail amenities.

**The Highlights:**

- Waterfront family home in quiet central Mermaid Waters cul-de-sac
- Panoramic water views spanning south across the water and west to the hinterland
- 694m<sup>2</sup> block with 24.7m\* of waterfrontage off Dunlop canal
- Pontoon, boat ramp and secure boat shed
- Portico and expansive entry foyer; staircase to upper level with chandelier
- Open-plan kitchen, living and dining area, access to external terrace, sundeck
- Kitchen features bench seating, double stainless-steel sink, four-burner electric stove top, oven, dishwasher; pantry
- Two sitting areas, one with a wet bar; additional upper-level living room
- Master suite with private balcony, walk-in wardrobe, ensuite with built-in spa bath, shower, vanity, toilet
- Three additional bedrooms, all with built-in robes
- Main bathroom features built-in spa bath, shower, vanity and toilet; additional powder room on ground level
- Laundry has access to external drying terrace; separate linen cupboard
- Ample storage throughout
- Ducted and split-system air-conditioning
- Water fountain; patches of flat lawn front and back
- Secure double garage with direct access to main house; additional secure parking on fully paved driveway

• Council Rates: \$4046.9 per year approximately

• Water Rates: \$438.55 per quarter approximately

Peter Blondell Drive is in the heart of Mermaid Waters, one of the Gold Coast's most sought-after locations combining access to Gold Coast waterways with proximity to patrolled beaches, excellent cafes and world-class dining. Laden with nearby parks and picnic facilities, you are an easy stroll to coffee and food outlets at Mermaid Waters Shopping Village and a short 4km drive to Pacific Fair Shopping Centre and the Albert Waterways Community Centre and Library. The home is in the catchment area for Miami State School at less than 1km and Miami High School less than 2km away. A 10-minute drive opens access to elite private schools The Southport School and St Hilda's.

Secure your piece of luxurious waterfront family living in the heart of Mermaid Waters – contact Sam Guo 0423 064 310 and Julia Kuo 0402 668 885

**Disclaimer:** 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

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