

**2601/15 Peerless Avenue, Mermaid Beach, Qld 4218**



## **Apartment For Sale**

Wednesday, 17 January 2024

2601/15 Peerless Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Rob Lamb

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## Auction

Relish all the benefits of a premier beachside position with this prestigious sub-penthouse in 'Dawn by Mosaic', a newly completed, residents-only building. The residence is one of only two on Level 26, where it faces north-east to take in uninterrupted panoramas spanning the ocean, hinterland and dazzling city skyline. No expense was spared in the delivery of the luxury abode, which draws inspiration from its scenic beachside locale. Natural tones and textures elevate the modern coastal interior, where they play out across engineered oak flooring, organic stone, and dimensional tiles reflective of rolling sand dunes. At the sub-penthouse's heart is an open living, dining and chef's kitchen area, where full-height glazing draws in copious natural light. No matter the occasion, guests will be impressed with this spacious entertaining zone featuring a wet bar, fireplace and surround sound, all framed by dazzling views. The well-considered floor plan has been carefully designed to optimise privacy and functionality. Two guest bedrooms occupy one wing, while another is dedicated to the deluxe master suite, where a luxurious free-standing bath and private beach-facing balcony invite you to unwind. This sub-penthouse offers the ultimate convenience of two side-by-side car parks located close to the lifts. The owners will enjoy exquisite hotel-like amenities including a pool, gym, sauna and steam room, plus a private dining room featuring a kitchen, wine cellar, lounge and outdoor terrace with Teppanyaki bar. The Highlights:- New, three-bedroom sub-penthouse in residents-only Dawn- Delivered December 2023 by Mosaic in partnership with Plus Architecture- Northeast-facing with never-to-be-built-out views taking in the ocean, hinterland and city skyline- Only two residences on Level 26- Amenities include pool, sundeck, spa, gym, sauna, steam room, fireplace, BBQ facilities, outdoor showers, pet wash station, surfboard storage; dining room with kitchen, wine cellar and tasting room, lounge, outdoor terrace with Teppanyaki bar; concierge - Main balcony faces north-east for stunning coastal outlook- Modern coastal interior with full-height glazing and high-end finishes, including wool carpets, engineered oak flooring, organic stone and quality joinery- Open living, dining and kitchen area featuring EcoSmart fireplace plus wet bar with Zip HydroTap and Husky wine fridge; access to main balcony- Kitchen has Miele appliances, including dual ovens, rangehood and integrated dishwasher; PITT six-burner gas cooktop; integrated fridge freezer; double sink- Butler's pantry has Miele microwave and integrated dishdrawers; Franke sink; three 166 bottle capacity Husky wine fridges- Stone benchtops, splashbacks and 3m\* waterfall island with storage and seating- Master bedroom boasts private ocean-facing balcony, walk-in robe, ensuite with dual vanity, free-standing bath and dual shower- Two guest bedrooms have built-in robes; one has ensuite, one has access to main bathroom- Powder room; large laundry with ample storage- Floor-to-ceiling tiles, Caroma vanities and rain and hand-held shower heads throughout- Two side-by-side basement car parks- Hikvision intercom; ducted and zoned air conditioning Mermaid Beach is a principal beachfront suburb favoured for its relaxed coastal lifestyle and easy access to vibrant amenities and a popular stretch of sand and surf are within a 100m stroll. Also within walking distance is a choice of delicious casual dining options, including Little Mermaid, Rafiki, Bam Bam Bakehouse and Mermaid Beach Surf Life Saving Club. Broadbeach's vibrant lifestyle precinct is only slightly further afield, offering world-class retail, hospitality and entertainment venues such as The Star and Pacific Fair Shopping Centre. Secure an exclusive opportunity within a premier new beachside development - contact Rob Lamb 0405 608 601. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.