

**27 Cadence Avenue, Mermaid Waters, Qld 4218**

**—** **Coastal**

**House For Sale**

Friday, 1 March 2024

27 Cadence Avenue, Mermaid Waters, Qld 4218

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1064 m2**

**Type: House**



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## Auction

As you enter this prime piece of real estate, you'll go "Wow"! when you see the varied expanse of this wide waterway. Located in one of the most sought-after streets in Mermaid Waters, this large property with an easterly aspect, offers a surprisingly private oasis, sitting on a fan shaped block of 1064m<sup>2</sup> with over 42 metres of water frontage. Given its unassuming appearance from the street, you'll be stunned by the fabulous outlook of the wide water junction with more than a 180 degree water view. Sitting on a natural deep waterway, it offers a long sandy beach and ocean access. With multiple picture windows, the main living areas and master bedroom all boast different views of the water. Enjoy a peaceful and serene lifestyle in this quiet cul-de-sac, while still living close to all amenities. Listen to the ocean in the evening while you enjoy the reflections, and watch the bird life and rowers during the day. But when you want to party, the sunroom provides a fabulous dance floor! Most of the home has been improved over the years. However, it's a prized piece to renovate or demolish and build to your own specifications.

- Five spacious bedrooms, three bathrooms
- Three living areas, both formal and casual
- Generous sized Granny Flat with its own access, a kitchenette and fourth bathroom
- King size master bedroom with stunning water views, walk-in robe and ensuite
- A timber deck off the main bedroom is a fabulous spot to chill
- Generous paving area, ideal for entertaining
- Lagoon style swimming pool, manicured gardens
- Twelve solar panels, a solar hot water system and rainwater tank
- Large, grassed areas on the waterside of the house
- A short drive to the beach, Pacific Fair, schools, and all major amenities
- Public transport nearby

**ADD THIS PROPERTY TO YOUR SHORT LIST AND INSPECT TODAY! THIS PROPERTY WILL BE SOLD ON OR BEFORE AUCTION, OFFER CONSIDERED PRIOR TO AUCTION!** Mermaid Waters Suburb Profile: Mermaid Waters is just 5 minutes from the beach and is bordered by Broadbeach to the north, Mermaid Beach to the east, Miami to the south and Robina to the west. It is known as a quiet, family residential area comprising the 17ha freshwater Lake Hugh Muntz and a series of lakes and canals winding through the neighbourhood providing recreational activities such as swimming and kayaking. The infrastructure includes shopping at Q Super Centre, Pacific Fair and Robina Town Centre complexes; education at Miami State School, Miami High School, Merrimac High School, All Saints Anglican School, Somerset College, Marymount College and Bond University. Sporting facilities at Pizzey Park include a skate park, swimming complex, Burleigh Bears Leagues Club, Burleigh Soccer Club, Little Athletics and a gymnastics club. All these facilities are within a few minutes' drive or use the well-appointed bus routes. Mermaid Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes' drive north and a choice of 13 international golf courses and additional public courses in the vicinity.

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. 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.