

**296 Rio Vista Boulevard, Mermaid Waters, Qld 4218** **JW** PRESTIGE AGENTS

## **Sold House**

Wednesday, 29 November 2023

296 Rio Vista Boulevard, Mermaid Waters, Qld 4218

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 728 m2**

**Type: House**



Tyler Wagstaffe  
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Bronte Hodgins

**\$2,310,000**

INSPECTION VIA PRIVATE APPOINTMENT ONLY\*\* Looking for your dream home that perfectly balances aesthetics and function? Introducing 296 Rio Vista Boulevard, a truly mesmerising property built in 2021 that offers an unparalleled lifestyle in the prestigious Mermaid Waters. Set across two luxurious levels, this six bedroom property offers stunning poolside views from many rooms of the home. Designed with style and sophistication in mind, you'll love the modern architecture, high set ceilings and sleek finishes throughout the house. The open plan living areas create a seamless flow throughout the home, perfect for entertaining guests or spending quality time with family. Spacious and light-filled with generous spaces, indoor and outdoor living combines to create an enviable lifestyle. Natural light floods the interiors, creating a warm and inviting atmosphere that you and your family will love coming home to. As you step outside you'll be greeted by an oasis of tranquillity. The expansive outdoor area features undercover dining with a bar and fireplace, not to mention the magnesium pool with cabana and sundeck, providing the perfect setting for outdoor gatherings. In the heart of the home, the gourmet kitchen is a chef's dream where every detail has been considered. Equipped with top-of-the-line appliances, stone countertops, island waterfall and butlers pantry, you can create culinary delights as you gaze out across the pool. With multiple bedrooms this home provides flexibility for families, thoughtfully designed with ample storage space and contemporary finishes. The master bedroom is a true retreat, offering privacy and comfort, with fantastic skyline views, a luxurious ensuite and a spacious walk-in wardrobe. Nestled in the exclusive location of Mermaid Waters, this home offers close access to all of the amenities you require. From shopping centres to schools, parks to pristine surf beaches, everything is within reach making this property an absolute dream. Property Features Include: **??** Positioned in Mermaid Waters on large 728 m<sup>2</sup> block **??** Ducted air conditioning throughout **??** Stunning swimming heated and chiller infinity edge pool and spa, with cabana and sundeck **??** Fully equipped outdoor dining with bar, barbecue and fireplace **??** Landscaped gardens and fenced yard, ideal for pets and kids **??** Generous living areas including dining, living and media rooms **??** Contemporary kitchen with butlers pantry overlooking pool **??** Master retreat with ensuite and walk-in wardrobe **??** Additional sixth bedroom, ideal as a home office or study **??** Gymnasium with internal access adjoining the four car carport **??** Walking distance to the patrolled Mermaid Beach **??** Short drive to the shopping centres, restaurants, cafes and nightlife of Broadbeach, including Pacific Fair Shopping Centre and The Star **??** Nearby access to M1 highway and approximately an hour to Brisbane. 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.