

**3/15 Duet Drive, Mermaid Waters, Qld 4218**

**—** **Coastal**

**Townhouse For Sale**

Tuesday, 26 March 2024

3/15 Duet Drive, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Guy Powell

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## Auction

Auction In Rooms, Wednesday 10th April. Level 1 ,16 Queensland Avenue, Broadbeach. This fully renovated residence has been recently completed to the highest of standards and exudes functionality and luxury in privacy, while still tending to the modern essentials for a vibrant family (or entertainer's) lifestyle. Clever use of light and textures achieves a feeling of tranquillity and relaxation with a charming cool coastal pallet of timber, whites, greys, and blacks all blending harmoniously together throughout the property. The meticulous renovation creates a seamless indoor/outdoor flow from the kitchen through the open plan lounge, spilling out to the large undercover alfresco area, creating the perfect place to entertain and connect with family and friends. Hybrid timber flooring anchors the sleek white and grey interior, while plethora of windows bring a light, fresh and spacious feel into the home providing a segway to your typical Queensland lifestyle. Tucked behind the VJ feature wall, a staircase elevates you to a separate light filled home office before entering the spacious parents retreat. Maximising this generous space are his and hers built-in robes and luxurious ensuite with free standing tub setting the scene. Black hardware throughout the home creates a striking contrast and emanates the modern coastal aesthetic translated throughout the home. Moments away from beaches, shopping mecca Pacific Fair, sports, and recreation precinct Pizzey Park and Primary and High Schools. A friendly community suburb, Mermaid Waters has something on offer for everyone. Property Features: • Three bedrooms (two downstairs, one upstairs) • Two bathrooms, one on each level • Master suite with his and hers built in robes and ensuite with freestanding bath • Spacious open plan kitchen, living and dining area • Brand new entertainers kitchen with ample storage, stone benchtop, electric cooking appliances • Split system air-conditioning throughout both levels • Hybrid timber flooring throughout the main living area • Generous private alfresco with indoor/outdoor flow plus additional wrap around rear grassed yard • Home office • Single lock-up garage with internal access along with two additional external storage sheds • Oversized internal laundry • Pet friendly • Small complex of only 4 • Short walk to Pacific Fair, beach, transport Suburb profile: Centrally located to the very best the Gold Coast has to offer, Mermaid Waters provides relaxation and lifestyle second to none! Filled with an array of trendy cafes, restaurants, and bars you'll be spoilt for choice. • Council Rates: \$1,004.34\* half yearly • Water Rates: \$459.42\* per quarter • Body Corporate: \$1,760\* per annum\*ApproxDisclaimer: 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.