

3/91 Dolphin Avenue, Mermaid Beach, Qld 4218

Coastal

Apartment For Sale

Sunday, 24 March 2024

3/91 Dolphin Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Apartment



Ed Cherry
0755266999



Lochie Torpy
0755266999

Auction

Embrace coastal sophistication with this contemporary villa footsteps from the Nobby Beach shoreline and its vibrant village. Master-crafted by award-winning builders and just two years young, it's part of a boutique development of three, offering hinterland views, ocean glimpses and an enviable lifestyle. Spanning two light-filled levels and underscored by elegant 2.7m coffered ceilings, an open plan kitchen, living, and dining area is the main social hub. Flowing onto a spacious balcony, enjoy alfresco dinners or drinks here while capturing cool sea breezes. Stone benches, stainless steel appliances, an integrated fridge, and a butler's pantry enhance the cooking experience, while accommodation comprises three sizable bedrooms, including a master suite with a walk-in robe and ensuite. A second modern bathroom and dedicated study are also features, along with the home's highlight, a private plunge pool set within Palm Springs-style gardens. Nestled in a coveted coastal neighbourhood, life looks good here. Days begin with a morning surf, swim or beach stroll, with plenty of options for your caffeine fix after. Head to The Oxley for lunch (or stock up on gourmet supplies), and end your day with dinner at a tantalising array of options in the Nobby Beach dining precinct. Pacific Fair and the glitz and glamour of The Star are waiting in approx. 3.5km, along with all the delights of Broadbeach. An ideal option for those desiring a dream lock-and-leave coastal lifestyle, savvy investment or to downsize in style, it's all possible here. Inspect today!

Property Specifications:

- Contemporary double-storey villa just 450m from the beach, 600m from vibrant Nobby Beach eateries
- Only two-years-young, and one of just three in a boutique development
- Fresh, light-filled interiors enhanced by 2.7m coffered ceilings
- Constructed by award-winning builders, Addinsall Construction
- Enjoy hinterland views and ocean glimpses
- Open plan kitchen, living and dining zone flows onto the main balcony
- Luxe kitchen appointed with stone benches, stainless-steel appliances, integrated fridge and a butler's pantry
- Three spacious bedrooms, including the master suite with a walk-in robe
- Two modern bathrooms (one is an ensuite to the master suite)
- Study with built-in desk and joinery
- Double garage with laundry amenities
- Palm Springs-style gardens plus a plunge pool with shade sail cover
- MyAir ducted air-conditioning and ceiling fans
- Intercom and keyless entry
- Plunge pool
- Approx. 3.5km from Pacific Fair, The Star and all the delights of Broadbeach

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.

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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.