

# 3 La France Court, Mermaid Waters, Qld 4218

## House For Sale

Thursday, 14 December 2023

**Professionals**

3 La France Court, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 931 m2

Type: House



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## Auction

Matt Maguire & Mitch Slattery are proud to welcome you to 3 La France Court, Mermaid Waters, Offering a meticulous and beautifully designed waterfront family home which has previously been in the family for over 33 years - This one is sure to impress. WOW! This water is breathtaking - Indulge your family in the highly prized waterfront lifestyle on offer with an immaculate 4 bedroom single level home, nestled in the limited and tightly held suburb of Mermaid Waters. Put this at the top of your inspection list - The owner's instructions are clear - All offers to be presented! Situated on a massive 931m<sup>2</sup>\* block with a whopping 317m<sup>2</sup>\* internal floorplan, this property boasts a fantastic North-Easterly waterfront aspect with private sandy beach and is perfectly positioned in family friendly Mermaid Waters only minutes away from Pacific Fair, Q Super Centre, Pizzey Park Sporting Complex, parks for the kids to enjoy and to top it all off, it's a short drive to the beach. Set all on the one level and designed with easy living in mind, this contemporary home is an entertainer's dream as it offers a free-flowing layout with indoor & outdoor living spaces, making it perfect for entertaining on the waterfront or simply enjoying the beautiful Gold Coast climate. Step outside and you'll be amazed by the huge entertaining area, complete with swimming pool and decked area overlooking the stunning water views. Whether you're hosting a party or simply enjoying a lazy afternoon in the sun, this area is sure to impress. Featuring 4 bedrooms including a master with ensuite and walk-in-robe, this much-loved home is perfect for the ideal coastal lifestyle you have been looking for. The gourmet kitchen is complimented by a large island bench, plenty of storage and stunning views out to the water. Property Features: North-East water views with your own private sandy beach Large family home on 931m<sup>2</sup>\* allotment of land, with minimal maintenance Bright and airy with vaulted ceilings Polished timber floorboards throughout Multiple indoor/outdoor entertaining and living spaces Sparkling large in ground pool with purposely designed water feature Custom designed gourmet kitchen with dishwasher and stainless steel appliances Inbuilt entertainment system with 150 inch screen, Epsom projector and integrated sound system Two bathrooms plus powder room, separate laundry Room for 6 cars off street - Double lock up garage, double carport, and double secure open-air parking Private fully fenced property, One large garden shed and St Kilda inspired pool shed Ducted zoned air-conditioning Easy maintenance garden and all your water needs including 2x 2,500L plus 2x 2000L water tanks, two irrigation pumps & automated Hunter control system Sought after Mermaid Waters address End of quiet cul-de-sac position, prime, convenient location close to all amenities Council Rates: approx. \$3790.20 per annum\* Auction to be held Sunday 14th January 2024, 12pm, on site (unless sold prior) Auction Terms: \$125,000 Deposit, 30-45 Day Settlement (buyers' choice) Positions like this do not last long - The owners are downsizing. This home will be sold either at auction or prior to. Don't delay on missing out on this highly sought after location, contact Matt Maguire and Mitch Slattery to arrange your viewing and secure this sought after lifestyle today! Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. 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 only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.\*approximate