

3 Le Mans Drive, Mermaid Waters, Qld 4218



Sold House

Tuesday, 15 August 2023

3 Le Mans Drive, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 607 m2

Type: House



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Unveil the Possibilities of Waterfront Elegance in a Coveted Coastal Locale Nestled within an exclusive coastal haven, this remarkable waterfront residence exudes promise and is poised to embrace the very essence of the seaside lifestyle. Commanding skyline views and perfectly positioned, this home occupies a prime spot in a sought-after central location. Elevating the allure is an expansive 607m²* west-facing block, cradled within a tranquil cul-de-sac. A canvas of limitless potential awaits, inviting you to craft your vision through a quality rebuild or the transformation of the existing single-level family abode. Sitting gracefully along a wide inlet, boasting a generous 13.9m of frontage, this haven enjoys the privilege of a private stretch of white sandy beach. And the opportunities don't stop there - envision the convenience and luxury, an ideal gateway for indulging in water access. Step inside this thoughtfully designed four-bedroom haven, where an open-plan expanse of kitchen, lounge, and dining areas effortlessly blend. A symphony of modernity resonates, with renovated interiors adding a touch of contemporary allure. Outdoors, an alfresco oasis awaits, poised to captivate as you take in the breathtaking waterside panorama. Imagine basking in the sun's embrace while being serenaded by the tranquil waterway - a true embodiment of relaxation. Set against a backdrop of serene tree-lined streets, this coveted neighborhood is a treasure trove of convenience. Parks, esteemed schools, and an array of amenities are all at your fingertips, further enhanced by the ease of access to Broadbeach via a nearby pedestrian bridge. Noteworthy Highlights:- Elevated west-facing expanse with vistas extending to Broadbeach- 607m²* parcel with a single-level original residence- White sandy beachfront with an expansive 13.9m water frontage- Embrace renovation or embark on a transformative rebuild- Secluded cul-de-sac nestled within a family-centric community- Alfresco sanctuary poised beside the water's edge- A sparkling 7.6m x 4m pool to cool off in style- lounge and formal dining opening onto the alfresco haven- Four bedrooms, walk-in-robos and fully-tiled ensuites replete with vanity, shower, and toilet- Principal bathroom showcasing a vanity, shower, built-in bath, and toilet- Thoughtfully placed pendant lighting that enhances ambiance- split-cycle air conditioning accentuates the living spaces, formal lounge, and master bedroom- lock-up garage offering generous storage space- Effortlessly maintained gardens and a secure front yard Nestled within the heart of a serene and sought-after locale, this property offers more than just a home; it offers a lifestyle. Exclusively across from Kombumerri Park, sports enthusiasts can revel in proximity to the Broadbeach Cats sports club just 350m away. A mere 260m stroll to a pedestrian bridge leads you to the Pacific Fair Shopping Centre, accessible within a leisurely 15-minute walk. The vibrant epicenter of Broadbeach's dining scene and its patrolled beaches are a mere 4km away. With close proximity to the Gold Coast Highway, this address lies within the catchment zones for both Broadbeach State School and Merrimac State High School, offering families convenience and educational excellence. Reveal the untapped potential of this premier waterfront sanctuary - reach out to Marc at 0405 096 661 to embark on this exciting journey. Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.