

**3 Yeringba Street, Mermaid Waters, Qld 4218**

— Coastal

**Sold House**

Friday, 3 November 2023

3 Yeringba Street, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 532 m2**

**Type: House**



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**\$3,300,000**

Contemporary coastal living is redefined with this sleek single-level masterpiece. Crafted with meticulous attention to detail and brought to life by Nathan Brown Designs, it reveals high ceilings, quality finishes and an edgy urban aesthetic beautifully softened by engineered timber floors. The bold matte black tones of the gourmet kitchen and butler's pantry are the perfect complement, with the adjoining open-plan living and dining area uniting to make this the social heart of the home. Filled with natural light, a full-height picture window frames pool views while the 4.2m ceiling adds dramatic flair. Showstopping style continues across the large media room and four bedrooms, including a master suite with walk-in robe and a luxe ensuite. The modern main bathroom showcases full-height tiling and a freestanding bath, plus a powder room adds convenience. Additionally, embrace integrated living and entertaining, with bifold doors peeling back to create a seamless connection with the covered alfresco terrace. Celebrations can run year-round too, thanks to the weather protection screens, or step down to the backyard where a pool sparkles in the sunshine. Perched upon a 532m<sup>2</sup> block, this exceptional property promises an enviable lifestyle. Stroll approx. 200m to the vibrant brand new up and coming 'The Oxley' precinct in Nobby Beach featuring gourmet grocer, butcher, cafes, restaurants, and retail stores, with the shoreline and surf approx. 700m from your front door. Your best life begins here - arrange an inspection today. Property Specifications:

- Sleek and unique single level showstopper on a 532m<sup>2</sup> block
- Bespoke residential project brought to life by Nathan Brown Design
- Outstanding location, stroll to the sand, surf and the Nobby Beach restaurant and retail precinct
- Quality finishes, including tiles from Three Balls Red, woodcut engineered timber floors and natural stone
- Crafted with high ceilings and to celebrate seamless indoor-outdoor living and entertaining
- Contemporary kitchen and butler's pantry with integrated dishwasher, Electrolux appliances, matte black cabinetry and engineered stone benches
- Open plan, light-filled living and dining room with built-in bar, crowned by a 4.2m ceiling
- Full-height picture window in living and dining invites in abundant sunshine and pool views
- Built-in bar with integrated fridge and black natural stone finishes
- Large media room
- Four bedrooms, including a decadent master suite with walk-in robe and luxe ensuite featuring heated towel rails, hardwired mirror de-misters
- Modern main bathroom features full-height tiling and a freestanding bath
- Stylish powder room
- Expansive, covered alfresco entertaining terrace with weather protection screen
- Sparkling pool trimmed with sun decking
- Front and rear lawns and gardens
- Side access, ideal for securely parking a boat or caravan
- Double garage
- 10kW solar, Hikvision security cameras, hardwired Cat 6 data cables
- Keyless entry and intercom
- Airtouch ducted air-conditioning, ceiling fans, louvre windows and entry skylight
- Automated blinds in living and media rooms
- External and internal sound insulation throughout the entire house

Mermaid Waters Suburb Profile: Mermaid Waters is just 5 minutes from the beach and is bordered by Broadbeach to the north, Mermaid Beach to the east, Miami to the south and Robina to the west. It is known as a quiet, family residential area comprising the 17ha freshwater Lake Hugh Muntz and a series of lakes and canals winding through the neighbourhood providing recreational activities such as swimming and kayaking. The infrastructure includes shopping at Q Super Centre, Pacific Fair and Robina Town Centre complexes; education at Miami State School, Miami High School, Merrimac High School, All Saints Anglican School, Somerset College, Marymount College and Bond University. Sporting facilities at Pizzey Park include a skate park, swimming complex, Burleigh Bears Leagues Club, Burleigh Soccer Club, Little Athletics and a gymnastics club. All these facilities are within a few minutes' drive or use the well-appointed bus routes. Mermaid Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes' drive north and a choice of 13 international golf courses and additional public courses in the vicinity. 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, 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.