

33 Allandale Entrance, Mermaid Waters, Qld 4218



House For Sale

Friday, 24 May 2024

33 Allandale Entrance, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 856 m2

Type: House



Nicky and Jason Cunningham
1300576000

Auction

An extensive renovation has maximised the value and allure of this spacious waterfront house, primely positioned in a secluded yet central street. Holding 15m* of frontage to a wide water junction, the supersized 856m2* property boasts stunning and expansive water views. The contemporary coastal interior is equally stylish and functional, with a convenient single-level floor plan that will suit residents through every stage of life. With the seamless integration of indoor and outdoor spaces a top priority, it is also perfect for those who love to entertain. A built-in day bed serves as a relaxing reading nook in the spacious family room, which enjoys separation from the open living, dining and kitchen zone. Both areas access the expansive wraparound deck, where you can wine and dine by the water's edge. The deluxe master suite benefits from a peaceful waterfront position away from three additional bedrooms. A games room with separate entry and easy access to plumbing could be converted into a self-contained fifth bedroom and ensuite, creating the potential for dual living. The outdoor areas are equally well-appointed and feature a generous lagoon-style pool and multiple sprawling lawns, all flanked by landscaped gardens. There is a secure double carport plus additional off-street parking for a jet ski or camper trailer, while a pontoon and boat ramp facilitate easy access to the water. The property sits opposite a lush park, where a walking path gives access to Q Super Centre and its many conveniences. It is also conveniently located near to The Lanes, an emerging lifestyle precinct, and Esprit de Vie, the area's upcoming retirement village.

The Highlights:-
Renovated, single-level house with expansive water views- 856m2* block with 15m* of frontage to wide water junction- Set in a secluded, quiet street across from a park with pedestrian access to Q Super Centre- Pontoon and boat ramp- Large lagoon-style pool; multiple flat and secure lawns; mature gardens- Wraparound waterfront deck with covered zones for alfresco dining and entertaining- Covered porch with decking leads to grand entry foyer- Neutral, contemporary coastal interior with grey tiles and engineered timber flooring- Open living, dining and kitchen zone with water outlook and deck access- Kitchen features induction cooktop, oven, integrated dishwasher, double sink, central island with storage, seating and coastal pendant lights; walk-in pantry with storage- Family room features pitched ceiling, built-in day bed with storage, deck access and pool view- Secluded master suite with water view, deck access, walk-in robe and ensuite with built-in bath, walk-in shower with rain and hand-held shower head, single vanity, toilet and floor-to-ceiling tiles- Three additional bedrooms with built-in robes- Main bathroom with single vanity, private toilet, built-in bath and walk-in shower with rain and hand-held heads- Bathrooms feature touch-to-light mirrors and black fixtures- Sizeable laundry with built-in storage and access to external drying court- Abundance of internal storage throughout- Games room with separate external entry and easy access to plumbing; could be converted into additional bedroom with ensuite for dual-living potential- Four external Hikvision security cameras; Hikvision video intercom- Daikin ducted air-conditioning plus ceiling fans throughout- Solar power system- Secure double carport; additional gated, off-street parking for a jet ski or camper trailer; gated pedestrian access- Garden shed

Outgoings: Council Rates: \$3,790.20 approximately per year
Water Rates: \$1,075.00 approximately per year excluding water usage

This secluded pocket of Mermaid Waters offers a peaceful yet convenient lifestyle central to key amenities. The property sits opposite a park, where a path leads you to the amenities of Q Super Centre, which include casual eateries, boutique stores, beauty and wellness venues and grocery stores. The address is also within walking distance of The Lanes and the area's upcoming retirement living precinct, Esprit de Vie. Several golf courses are nearby, and the closest patrolled beach is less than 4km away. Plenty of leading private schools are within a short drive and proximity to the Gold Coast Highway facilitates easy travel north or south. Secure a modern single-level home with an expansive water outlook – contact Nicky and Jason Cunningham on 0414 690 063.