

**35 Lancelin Drive, Mermaid Waters, QLD, 4218**



**Sold House**

Friday, 14 April 2023

35 Lancelin Drive, Mermaid Waters, QLD, 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## **Sprawling modern contemporary / coastal home with a host of extras.**

This property has been re designed and renovated from the ground up with nothing to be done here aside from enjoying this resort style home and all that it offers on one of the best dry blocks within this area of Mermaid Waters.

The block itself is the definition of prime Gold Coast real estate. An oversized 845m2 parcel of land that offers the Perfect North East orientation directly across the road from a park and towards the end of a no through road and cul de sac. The north east aspect ensures the al fresco and pool areas are sun drenched all day long and create a space that will be used all year round.

Inside a contemporary palette features throughout and the floor plan on offer is a very open and functional space. The living dining and kitchen area forms the heart of the home and is big enough for the largest of families or get togethers.

A further added bonus to this property is the capacity to build a separately titled residence on the remaining corner parcel of land with a current DA in place for a further 5 years with the capacity to extend.

For a full info pack included DA, building design and reports already completed, please request the info pack via the agent. The site also has the capacity to have a smaller single storey design which would be ideal for the extended family or for an Air B n B type income stream.

- Offering capacity for DUAL LIVING via the oversized guest bedroom.
- Brand new 10Kw solar to roof.
- 845m2 corner allotment with genuine fenced yard space for the kids.
- Directly across the road from a council park and access to Canal.
- Massive powered shed with remote door and dual street access.
- Split system heating and cooling throughout the entire house.
- Sale will come with over \$40,000 of Marantz home Theatre and audio.
- High end fixtures and fittings used throughout the entire home.
- Kitchen features Caesar stone benches, integrated appliances, soft close doors and drawers and LED lighting.
- Bathrooms feature ABI brushed nickel tap-ware and soft close drawers.
- Rental appraisal at \$1400 per week.

Sellers are open to subject to sale scenarios, and open to both buying and selling agent conjunctions.

Contact the agent for a full info pack outlining DA info, rates notices, rental appraisal, building and pest report and more.