

40 Port Drive, Mermaid Waters, Qld 4218

House For Sale

Friday, 17 May 2024

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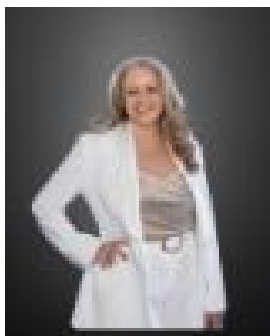
Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 1007 m2

Type: House



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Offers over \$3,000,000

Owner will consider offers above \$3,000,000 / \$3.3ml walk in walk out with all gear, motor home etc. So much potential – with the opportunity to knockdown, renovate or build up with a second level to enjoy the city and hinterland views. A unique waterfront property, situated in the heart of the most sought-after nook of Mermaid Waters on a north-facing water frontage with sandy beach. There is plenty of scope for a new owner to add their distinctive touch to this solidly constructed home which can be built up to take advantage of the North facing Surfers Paradise city skyline views. A very spacious single-storey family home on a rare, sprawling 1007m² block, with two living areas, and the added advantage of separate double lock up as well as a single garage and two additional carports. Loads of room for the workshop enthusiast. The property also enjoys added income with a separate granny flat or rental unit (currently rented \$410 per week) above the double garage, which has views to the hinterland and water and is air conditioned. This is the largest block in the street; the house is very private from the street, with the house tucked around the corner from streets view, a hint of a battle axe block. This rare position is currently the very best find on water to appeal to boat owners who like easy seaway access. The property is fit for the outdoor enthusiasts while it boasts a wide water frontage with a North facing sandy beach, complete with launching ramp and winch, large pontoon connected to 2 large pylons with a good-sized walkway (being freshly painted). One of the extra features is the sturdy construction brick and 9- and 10-foot ceilings throughout this sprawling 3 bedroom, plus office/or fourth bedroom, 2 bathroom, 3 car garage, 2 carport home enjoying the backdrop of the water, Hinterland and Surfers Paradise Northern views. Offering room to move, the freshly renovated kitchen and dining flow to a covered alfresco terrace and sun deck, while a large study could be converted into that fourth bedroom. Positioned in Mermaid Waters, there's a good reason why this suburb is so sought-after. A prime coastal location to live, dine and play, its proximity to the sand, surf and burgeoning foodie hubs unites a love of premium living and dining within a stunning waterfront and close to beachside living. Will you be the one to turn this unparalleled opportunity into a reality? Arrange your inspection today. Property features include: - Opportunity to buy the mobile home and contents of the house, to be confirmed on an inventory (see agent) for an additional cost. - North facing block 1007m², enjoying a sandy beach, pontoon, launching ramp and winch - First time to market in 26 years. Zoned Low Density Residential - Rental flat above garage, air-conditioned and with views (currently rented \$410 per week) - Capitalise on the sought after location Mermaid Waters for a unique Gold Coast lifestyle central to all first class Gold Coast amenities. - Thick glazing on windows to add to the ambience and quiet - Above average insulation and rendered and fitted with 48 solar panel system - Portico at entry of the house - Kitchen and dining area, with access to external terrace, sundeck - Kitchen features stone benchtop, double stainless-steel sink, modern ceramic stove top, stainless steel rangehood, oven, dishwasher and ample cupboards in white laminate, which has been renovated - Master suite with outlook to pool and water, walk-through wardrobe, ensuite with shower, vanity and toilet - 3 bedrooms in total with built-ins. - Very large office, could be converted to fourth bedroom - Two generous sized living areas, separate lounge and dining - Bathroom (retro original) with bath and shower, single vanity - Laundry has access to external drying terrace; separate linen cupboard - Ample storage throughout the property - Large pool area with generous entertaining space with unobstructive glass fencing - 2 very large undercover patios at the side as well as sunny waterfront - Lockable and under deck area with sizable storage area for dinghy and components; wired for lighting - Beside double garage at the rear and side of garage is a well fitted large workshop with roller doors at either end with fire extinguishers installed and fitted out with electrics suitable for timber work garage work etc. - Secure double garage, plus a single LU garage, 2 carports, as well as room for a mobile van and additional secure parking on fully paved driveway - Indoor alarm system, outdoor area is covered with security cameras and spotlights sensor lighting etc. Gate entry has a 12volt system available to deter canal entry. - Gates on side facing Sunshine Blvd for collecting and dropping off boats, garden deliveries - 7.55m wide front gate entry to driveway, plus side entry for boat and landscaping requirements only. Council permission required otherwise. - Prestigious enclave close to vibrant Mermaid and Nobby Beach eateries, including The Oxley and BSKT café - Approx. 3km from Broadbeach, home to Pacific Fair, The Star Casino and GC Convention Centre - Ample public transport, soon to be enhanced with the light-rail Port Drive is in the heart of Mermaid Waters, one of the Gold Coast's most sought-after locations combining access to Gold Coast waterways with close proximity to patrolled beaches, excellent cafes and world-class dining. Generous with nearby parks, you are just minutes' drive to trendy coffee and food outlets at Mermaid Waters Shopping and a short 5-minute drive to Pacific Fair Shopping Centre and the Albert Waterways Community Centre and Library. With the light rail coming soon, you'll have easy access to public transport, to

travel up and down the coastline to all first-class Gold Coast amenities. Secure your piece of luxurious waterfront family living in the heart of Mermaid Waters. Don't miss out – contact Lia Juriansz on 0431 997 339.