

**402/4-6 Alexandra Avenue, Mermaid Beach, Qld  
4218**



**Apartment For Sale**

Thursday, 8 February 2024

402/4-6 Alexandra Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Andrew Ramsey  
0412022840



Gareth Denning  
0410300121

## Auction

Anchored on Level Four of 'Mali Residences', this luxurious apartment is set moments from parkland, patrolled surf and Broadbeach's vibrant lifestyle precinct. The home captures scenic ocean, hinterland and city skyline views from its north-facing position inside the as-new building, which was meticulously crafted by BDA architecture. Natural light and luxurious materials enhance the appeal of the spacious 234m<sup>2</sup> interior. A statement marble waterfall island stands out as the hero feature among limestone tiles and rich timber cabinetry. The master suite is a sanctuary for rest and relaxation and is set in a private wing where it benefits from balcony access and a free-standing bathtub. Two further bedrooms accommodate guests, while a media room and study offer space for peace and productivity. Those with a love for entertaining will appreciate the open and airy living, dining and chef-level kitchen with hidden butler's pantry. In this zone, you can enjoy scenic vistas, a built-in bar and seamless indoor-outdoor connection. A curved balcony, designed to mirror the rolling waves below, is a perfect setting from which to dine, unwind or people watch. The apartment also comes with two side-by-side basement car parks and a secure storage cage. Residents of this exclusive development enjoy access to resort-style amenities, including a swimming pool, sauna, gymnasium, yoga area and lounge with a bar and dining facilities.

**Main Highlights:**

- As-new Level Four apartment inside Mali Residences
- 18-level development with 52 apartments designed by BDA Architecture
- North-facing with ocean, parkland, hinterland and city skyline views
- Proximity to patrolled surf and Broadbeach lifestyle precinct
- Five-star amenities include a pool, sauna, gym, yoga area and lounge with bar and dining facilities
- Curved north-facing balcony
- Limestone floors, marble benchtops and timber cabinetry
- Open living, dining and kitchen zone have coastal views and balcony access
- Bar with Vintec wine fridge and storage
- Kitchen has Miele appliances, including oven, rangehood, five-burner gas cooktop, integrated dishwasher and microwave; double sink; central marble island with storage and seating
- Hidden butler's pantry with integrated dishwasher, sink and storage
- Master bedroom has walk-in robe, balcony access and ensuite with free-standing bath and dual shower dual rain and hand-held shower heads
- Two guest bedrooms, one with walk-in robe and ensuite
- Media room; study with storage room
- Main bathroom and ensuite have floor-to-ceiling tiles
- Laundry with sink, storage and built-in hanging rail
- Two side-by-side basement car parks plus storage cage with power
- Aiphone intercom; Braemar ducted air conditioning plus ceiling fans throughout

Mali Residences occupies a premier Mermaid Beach position which is walking distance to patrolled surf and the heart of Broadbeach. A short stroll opens up equal opportunity to picnic in the park, exercise along the esplanade or take a dip at the beach. Enjoy beachfront meals at either Mermaid Beach Surf Club or Kurrawa Surf Club, which are both 750m away. World-class attractions such as the Star Casino, Gold Coast Convention and Exhibition Centre, and Pacific Fair Shopping Centre are all within 1.3km. The Gold Coast Highway and public transport options, including the Gold Coast Light Rail are nearby to facilitate easy travel north or south.

Secure a luxurious apartment in a vibrant beachside locale – contact Gareth Denning on 0410 300 121.

**Disclaimer:** 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. **Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.