

41-45 Hedges Avenue, Mermaid Beach, Qld 4218

House For Sale

Friday, 27 October 2023

41-45 Hedges Avenue, Mermaid Beach, Qld 4218

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 1214 m2

Type: House



Amir Mian

0401470499

Auction

Dominating a prime beachfront 1,214m²* block, this exceptionally unique Hedges Avenue allotment is the holy grail of real estate. Prestigiously placed on one the most desired and affluent streets in Queensland, this amalgamation reveals 30m* of our prime golden sand beach frontage. Factor in its corner aspect and this opens up enticing opportunities for further design concepts. Solid concrete built, this architecturally designed home offers 5 bedrooms, 4 bathrooms, multiple living and dining zones and a kitchen with European appliances. A basement garage able to accommodate 4-6 cars. Ripe with potential, enjoy the residence as is, renovate to add value, landbank or sub-divide and develop with multiple dwellings or a beautiful mansion. Mature trees wrap around the perimeter of the block for extra peace and privacy, while the open floorplan seamlessly blends into the expansive alfresco entertaining space steps from the golden shoreline. Plus, summer days are well spent by your own large lap pool on the southern-most block. Ideally situated in the Gold Coast's most exclusive beachfront enclave – and Queensland's leading address – this location promises a blissful lifestyle. Start your day with a morning swim, surf or stroll right on your doorstep, with plenty of places close by to grab your coffee afterwards. Mermaid Beach Village shops, cafes and restaurants are an easy 300m walk from home, with an enticing array of local eateries also close by. Alternatively, explore the delights of Broadbeach in approx. 3km, including Pacific Fair's upscale shopping and leisure precinct and the fine dining and entertainment of The Star. Public transport is plentiful, with future upgrades to the light-rail to make travel even easier. Make no mistake, this is a unique opportunity. Secure a prime piece of real estate in a prized location. Don't delay - arrange your inspection today. Property Specifications:

- Exceptionally rare opportunity - absolute beachfront 1,214m² triple corner block
- Elevated and north-facing allotment with approx. 30m beach frontage
- Prestigiously placed on one the most expensive streets in Queensland
- Corner block enhances the sense of space and invites in the beautiful northerly sunshine and views
- Architecturally designed 5 bed, 4 bath concrete construction home onsite
- Potential to enjoy as is, renovate to add value or explore future sub-division
- Neutral toned kitchen with Gaggenau appliances
- Multiple living and dining zones
- Undercover basement garage for 4-5 cars
- Lush lawns with mature trees for extra peace and privacy
- Beachside decking bordering the golden shoreline
- Large lap pool on the southern-most block
- Approx. 300m walk to Mermaid Beach Village shops, cafes, restaurants, etc
- Within walking distance of delicious local restaurants, coffee shops and cafes
- Approx. 3km to Pacific Fair, The Star and all the vibrant delights of Broadbeach

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here.