

# 5/18 Dunlop Court, Mermaid Waters, Qld 4218

## Townhouse For Sale

Wednesday, 28 February 2024

5/18 Dunlop Court, Mermaid Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Guy Powell

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## Auction

Auction In Rooms, Wednesday 27th March at 11:00am. Level 1, 16 Queensland Avenue, Broadbeach. Why settle for ordinary when you can enjoy a low maintenance waterfront villa packed with personality? Infused with unique coastal charm, this contemporary retreat is a rare find. Recently renovated and presenting as-new, the Mediterranean-inspired interiors are a textural triumph. Micro-cement walls and floors are softened by arches, while custom Australian Oak cabinetry throughout layers it with warmth. North facing, it also basks in brilliant sunshine, with natural light spilling into the open plan living and dining zone. A seamless flow connects this social hub with the bespoke kitchen (equipped with premium Smeg appliances) and the waterfront deck. Here, entertain or relax while soaking up views of the lush gardens and calm waterways. Beautiful style continues upstairs where two ensuite bedrooms beckon. Each boasts a modern ensuite appointed with custom Australian Oak finishes and brushed copper tapware, plus the master suite spoils you with a walk-in robe and private balcony - the perfect place to unwind and watch the sun slip behind the hinterland. A study nook, powder room and fenced front courtyard with an outdoor shower also feature, along with an oversized, secure single garage. One of just 8 villas in 'Sandalwood', a tightly held complex with long-standing, owner occupied residents, this location is central to everything! Cross the footbridge at the end of the street and in 3 minutes arrive at Pacific Fair, the Light Rail Station, Star Casino and all of Broadbeach's restaurants, bars and cafes. It's also a short 8 minute bike ride to the beach, close to the upcoming Lanes retail and restaurant precinct, and 260m walk to the Gold Coast's only certified organic markets at Merrimac High. Embrace low maintenance living in this Mediterranean-inspired villa by the water. Inspect today. Property Features: • Fully renovated one of a kind waterfront villa • North facing • Master suite with walk-in robe and luxurious ensuite including a custom Australian Oak vanity, brushed copper tapware and freestanding bath • Private main bedroom balcony capturing water and hinterland views • Second bedroom with ensuite and robe • Study nook • Open plan living • Designer kitchen with European appliances • Waterfront entertaining deck overlooking lush gardens and calm waterways • Ground floor powder room and laundry • Private gated entrance with outdoor shower • High ceilings • Ducted air conditioning • Oversized single garage • One of just 8 tightly held villas, with long-standing, owner occupied residents • Central location • Low body corporate fees • Pet friendly • Zoned for popular Broadbeach State School and footsteps from Merrimac State High • Enhanced peace and privacy with minimal passing traffic • 3 minute walk to Pacific Fair • 8 minute bike ride to the beach Property Specifics: • Council Rates: \$917.76\* half yearly • Water Rates: \$393.39\* per quarter • Body Corporate: \$53\* per week • Rental Appraisal: \$800 - \$850\* per week \*Approx Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. 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.