

# 5427 Merion Terrace, Sanctuary Cove, Qld 4212



## Sold Villa

Tuesday, 26 March 2024

5427 Merion Terrace, Sanctuary Cove, Qld 4212

Bedrooms: 3

Bathrooms: 3

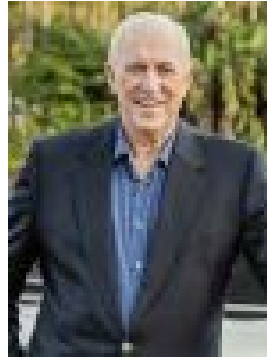
Parkings: 2

Area: 161 m2

Type: Villa



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Brian Phillis  
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## Contact agent

Introducing the epitome of luxurious, maintenance-free living at 5427 Merion Terrace, Sanctuary Cove. This immaculately styled and renovated three-bedroom villa is ideally positioned on the prestigious Palms Golf Course, offering stunning views and unparalleled tranquillity. Boasting multiple living spaces and an abundance of natural light, this is the perfect downsizer's dream home. Step inside and be instantly captivated by the bright and spacious Hamptons-style kitchen, complete with Miele appliances, stone benchtops, two island benches and two sinks. The open-plan living areas are adorned with elegant porcelain tiles, timber flooring and ducted split system air conditioning, ensuring comfort and style throughout the year. The villa's impressive indoor-outdoor alfresco area is perfect for entertaining and boasts views overlooking the 14th Golf Course Hole and Lake. With solar power, ample storage, and new colour bond roofing, this home is both practical and stylish. The ground floor features two carpeted bedrooms with a renovated bathroom and a private garden courtyard, while the upstairs penthouse-style bedroom offers a study nook, huge balcony, walk-in robe and a renovated ensuite bathroom. The property also includes a large entrance void with skylights, a two-car garage, ample guest parking and an additional loft for extra storage. Surrounded by lush greenery and with easy access to Sanctuary Cove Golf Club's world-class facilities, 5427 Merion Terrace offers a truly unique and enviable lifestyle for those looking to downsize without compromise. Don't miss your opportunity to secure this beautiful east-facing villa, renovated by Al Jones and Tony Blues, and start enjoying the best of what Sanctuary Cove has to offer.

**The Lifestyle:** Recognised as Australia's premier secure resort: Sanctuary Cove is Australia's first fully integrated residential resort and provides the very best in lifestyle living; within 20 minutes of Surfers Paradise and 50 minutes of Brisbane and Coolangatta airports. The Intercontinental Hotel is central to Sanctuary Cove and offers extensive accommodation and facilities to further complement the Marine Village which offers a wide selection of restaurants and specialty shops. Bank, pharmacy & medical facilities are within a 5-minute buggy ride. Wet & Wild, Dream World & Seaworld theme parks are accessible. Sanctuary Cove resort is spread over 470 hectares and designed around 4 sheltered man-made harbours and offers direct access to the Gold Coasts Broadwater. The Sanctuary Cove Marina boasts in excess of 300 berths and accommodates the renowned Annual International Boat show. If you own a boat, the marina offers the best undercover and safest facilities in Australia just 5 minutes from this property. 24-hour land and water-based security assure all residents of privacy and security with all homes within Sanctuary Cove directly linked to Base Security. (which is well equipped to handle medical emergencies)

**Golf Courses:** Sanctuary Cove boasts 2 championship courses. The Pines is the only Australian course designed by Arnold Palmer with an AGU rating of 74. Over the years it has hosted some of the world's very best golfers. Its sister course, The Palms is a shorter course that has been extensively redesigned. Both are highly rated courses and are available to member guests and Intercontinental Hotel guests. All members & their guests enjoy the benefits of a stunning new clubhouse that overlooks the 18th hole of The Pines. A newly refurbished recreational centre is available to members and the public.

**Private Inspections:** As Sanctuary Cove is a secure community behind gates, an inspection of the property is strictly by appointment. Sanctuary Cove is a FIRB-approved secure estate, meaning overseas buyers can purchase with none of the normal restrictions. Contact Alex Phillis 0411 600 300 or Jacob Lanning on 0430 348 401 from Phillis Real Estate today for more information or to arrange an inspection.

**Disclaimer:** In preparing this information Phillis Real Estate has used its best endeavours to ensure that the information contained herein is true and accurate but accepts no responsibility and disclaims all liability in respect of any errors, omissions, inaccuracies, or mistakes.