

**56 Wild Duck Drive, Mermaid Waters, Qld 4218**

 Coastal

**Sold House**

Saturday, 12 August 2023

56 Wild Duck Drive, Mermaid Waters, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 829 m2**

**Type: House**

**\$1,700,000**

In 1984 the median house price in Queensland is \$58,900, the price per litre of fuel was 50c. Oh the good old days! Not a lot has changed at 56 Wild Duck Drive, but, the world has moved on, and this awesome property has almost stayed original in its entirety. Set on the locally loved Lake Hugh Muntz (17ha freshwater lake) with wide water views. 829m<sup>2</sup> block with 26.5m lake frontage. Single level, three bedroom home with amazing views and a beautifully quiet area. Private in-ground swimming pool. Double lock up garage with internal entry (room for carport in front). Large open plan living with raked ceilings. Internal feature brick walls and timber beams to the ceilings. Two bathrooms including an ensuite to the waterfront master. Lakeside entertaining terrace with views. Launch a kayak or stand up paddle board from your backyard. 9 Solar panels and solar hot water. A great spot to renovate or rebuild. Only a 14 minute walk (4 minute drive) to Q Super Centre with Aldi, Woolworths, Coles, restaurants, cafes, medical centre and dozens of specialty shops including Bunnings. 8 Minutes drive to Bond University, the white sands of Mermaid Beach and Nobby Beach with their terrific cafes and bars. 6 Minutes drive to Pacific Fair Shopping Centre and Broadbeach. Financials: Council rates: \$2,344.37 (approx) per half year. Water rates: \$551.55 (approx) per quarter. Rental appraisal: Approx \$950-\$1,000 per week. Mermaid Waters is just 5 minutes from the beach and is bordered by Broadbeach to the north, Mermaid Beach to the east, Miami to the south and Robina to the west. It is known as a quiet, family residential area comprising the 17ha freshwater Lake Hugh Muntz and a series of lakes and canals winding through the neighbourhood providing recreational activities such as swimming and kayaking. The infrastructure includes shopping at Q Super Centre, Pacific Fair and Robina Town Centre complexes; education at Miami State School, Miami High School, Merrimac High School, All Saints Anglican School, Somerset College, Marymount College and Bond University. Sporting facilities at Pizzey Park include a skate park, swimming complex, Burleigh Bears Leagues Club, Burleigh Soccer Club, Little Athletics and a gymnastics club. All these facilities are within a few minutes drive or use the well-appointed bus routes. Mermaid Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity. 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, inaccuracy or misstatements that may occur. Prospective purchases 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.