

**69 Sovereign Drive, Mermaid Waters, Qld 4218**



**Sold House**

Wednesday, 20 March 2024

69 Sovereign Drive, Mermaid Waters, Qld 4218

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Taylor Kleinberg  
1300576000

**\$3,850,000**

Method of sale: Sold prior to Auction Marketing campaign: Print, Digital & Social Media OFI Attendees: 61 Enquiries: 49 Number of Written Offers: 1 Days on Market: 20 If it's perfection you seek, you'll find it here at "La Sirena". Fusing subtle romance with light-filled luxury, this coastal Mediterranean showstopper is the ultimate dream home. Boasting intimate spaces to retreat, expansive areas to entertain, five blissful bedrooms and signature archways, it's a flawless yet functional family sanctuary that will spoil you for anything else. Solidly built on a 612m<sup>2</sup> block and spanning two levels, engineered timber floors and marble finishes throughout are softened by gentle curves and textural stonework. Soaring ceilings also enhance its grand-scale, rising to 6m above the designer kitchen. A supersized marble island bench anchors this space, complemented by integrated appliances and butler's pantry. Moving through to the expansive living zone, custom wall niches and a double-sided stone clad fireplace add cosy charm, while the open plan dining area flows onto the honed concrete alfresco terrace. Entertain in style with an outdoor kitchen or enjoy an endless summer in the heated pool – a stunning arched statement that steals the spotlight in the backyard. A gently curved staircase winds its way upstairs to a mezzanine walkway with skyline views, but your heart will be captured by the completely charming living area. Here, a cosy porthole window seat calls you to curl up while the sun slips behind the hinterland. Four bedrooms also beckon upstairs, led by the master suite. Sublime, sunlit and soulful, a curved Venetian plaster wall adds allure, complemented by a walk-in robe and a day-spa worthy ensuite. It's rivalled only by the blissful main bathroom in blush tones, where a circular freestanding bath below a rounded skylight takes centre stage. Factor in the office with bespoke joinery, a custom wine display, mudroom with integrated storage, two multipurpose rooms and a pretty-as-a-picture yet practical laundry and you have unlocked the perfect home paradise. The Highlights: - "La Sirena" – Coastal Mediterranean showstopper infused with subtle romance, signature arches and light-filled luxury- As new, resting on a 612m<sup>2</sup> block in a peaceful enclave close to the beach- As flawless as it is functional, showcasing exquisite design and attention to detail across two levels- Solidly built, with engineered timber floors, marble finishes, softening curves, and textural stone - Soaring 6m void crowns the designer kitchen, boasting a supersized marble island bench with LED strip lighting, integrated fridge/freezer, integrated dishwasher, 900mm oven and induction cooktop- Butler's pantry includes abundant storage, brushed brass tapware and sink - Expansive living zone curated with custom wall niches, cove panelled cabinetry, picture window framing pool vistas and a double-sided stone clad fireplace- Open plan dining area enjoys a seamless flow onto the alfresco terrace- Completely charming upstairs retreat with cosy porthole window seat- Two multi-purpose rooms (one with external access and ideal as a home gym) - Stunning statement staircase gently curves its way towards the upper-level- Mezzanine walkway gazes out to skyline views- Sublime master suite enriched with a curved Venetian Plaster feature wall, light-filled walk-in robe and a day-spa worthy ensuite with marble dual vanity, freestanding bath, triple shower, skylight, brushed brass fixtures and heated towel rail- Four additional king-sized bedrooms with built-in robes, including the ground floor guest suite with marble ensuite- Blissful main bathroom features a circular freestanding bath beneath a rounded skylight, contemporary blush and white tiled feature wall, marble vanity, heated towel rail and separate toilet- Office includes a sunny built-in window seat, bespoke joinery and white-board splashback- Bespoke wine display, set against a stunning arched stone feature wall with LED strip lighting- Arched mudroom nook with integrated bench seat and storage, custom upholstery and cove panelled feature wall- Dream laundry in blush and white tones, includes a built-in pet bath, dual integrated hampers, integrated ironing board, farmhouse sink and abundant storage- Alfresco entertaining terrace with outdoor kitchen, honed concrete and fireplace- Heated 6.5 x 3.5m arched pool- Secure parking for two cars behind a timber-look Knotwood batten garage door- Powder room in earthy tones- Abundant storage plus laundry chute- Magnificent custom front door and arched picture window, soaring almost 6m high- 19.36kW solar system, Jinko 440w x 44 plus Sungrow 15kW 3 phase inverter- Eon solar racking and clamps with smart meter to show house consumption- Heat Evo heat pump- Hikvision cameras, Hills alarm system plus keypad entry- Sonos outdoor speakers- Reverse Osmosis water purifier throughout the entire home- Private gardens and lawns with automated irrigation- Ability to earn extra income, renting the property for lifestyle photo shoots Nestled within a tightly held pocket of Mermaid Waters, stroll to the vibrant Nobby Beach or Mermaid Beach dining precincts or head seaside for a refreshing swim. The new Mermaid Plaza is also within walking distance – a handy place to stock up on supplies at Woolworths – or for a large-scale shopping and leisure experience, Pacific Fair beckons in just over 2km. Miami State Primary and High School are under 3km away, along with 60ha Pizzey Park. 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

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