

7 Arcadia Drive, Mermaid Waters, Qld 4218

— **Coastal**

House For Sale

Thursday, 21 March 2024

7 Arcadia Drive, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 613 m2

Type: House



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Auction

Experience the pinnacle of retro-inspired luxury living at Arcadia, where timeless design meets contemporary comfort. This meticulously crafted mid-century modern residence boasts architectural flair, superior craftsmanship and lavish amenities at every turn. Immerse yourself in the allure of sweeping curves, crisp lines and premium raw materials that define this unique 398m² home. From the moment you step through the custom front door, you'll be captivated by the seamless fusion of indoor-outdoor living and the carefully curated open-plan layout. Featuring bespoke joinery, creamy hues, natural flooring and high quality natural stone accents throughout, every detail has been carefully considered to create a warm and inviting atmosphere. This turn-key property comes fully furnished with high-quality pieces perfectly tailored to the space, ensuring an effortless transition into your dream home. Key Features: • Unique combination of internal curved walls, sharp lines and textured finishes • Beautiful cork tile flooring and 100% wool carpet • Floor-to-ceiling custom polytec cabinetry with no bulkheads • Stylish hardwood door jambs with shadow lines • Custom recessed curtain runners with blackout and sheer options • Custom skylights for an abundance of natural light • ABI brushed nickel tapware throughout • Hikvision security camera and intercom system • Daikin 3 phase ducted air conditioning Internal Highlights: • Designer kitchen with butler's pantry, pyrolytic oven with air fry, 5 burner glass gas cooktop, fully integrated dishwasher and 2 x fully integrated 266lt fridges • Spacious living area with feature Dimplex wall mounted electric fireplace • Upstairs media lounge with custom joinery TV unit • Guest suite with ensuite and built-in robes • Study with custom joinery and views of the outdoor area • Quartzite natural stone, Granite natural stone and custom coloured concrete surface mount basins to bathrooms • Large laundry with custom joinery, laundry shoot from main bathroom and direct external access • Custom fabricated balustrading throughout • Tasteful mix of raw material including rendered stairs External Features: • Hardwood joinery under alfresco and porch • Expansive alfresco area with travertine tiles and large outdoor fan • Custom bench seating with quick dry outdoor washable fabric cushions • Outdoor kitchen equipped with built in Beef Eater BBQ and 190L bar fridge • Yamaha/Sonos surround sound system • Fully landscaped, low maintenance gardens • Custom aluminium front gate with touchless exit • Double carport and extra storage area with built in cabinetry and bench space • Outdoor shower • Custom-built aluminum pool fencing Financials: Water rates - Approx. \$430 per quarter Council rates - Approx. \$710 per quarter Rental Estimate - Approx. \$2,500 - \$3,000 per week Mermaid Waters embodies the quintessential coastal lifestyle. Convenient to parklands, pristine beaches, trendy cafes and restaurants and public transport. Distance from Arcadia to: Pacific Fair Shopping Centre - 4km Beaches - 2km Super Q Shopping Centre - 3km Miami State School - 1km Miami State High School - 1.5km Disclaimer: Kids bedrooms will come unfurnished. We have in preparing this information used our best endeavours to ensure that the information contained here 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.