

# 7 Sanctuary Court, Mermaid Waters, Qld 4218



## Sold Duplex/Semi-detached

Thursday, 4 January 2024

7 Sanctuary Court, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Anthony Cheeseman  
0755381555



Ben Fry  
0755381555

**\$1,315,000**

Indulge in modern comfort with this expansive 4-bedroom, 3-bathroom duplex featuring a double carport, nestled in the popular Mermaid Waters. Built by Sunland and designed with architectural finesse, this two-story residence offers spacious open-plan living areas adorned with high ceilings and modern features creating the ultimate family home. The generous open floor design encompasses a well-appointed gourmet kitchen with a stone island bench, perfect for home chefs. This seamlessly connects to a bright, welcoming lounge and dining area, creating an ideal space for family gatherings. The private courtyard, with gate access to the nearby courtyard, is a charming setting for entertaining on special occasions. Upstairs, three spacious bedrooms boast expansive floor-to-ceiling windows, showcasing city skyline views. The master retreat includes a lavish ensuite and a roomy walk-in robe. The versatile downstairs bedroom can easily transform into a multi-functional space, complete with a third bathroom for visiting guests. Nestled in the sought-after Mermaid Waters neighbourhood, this property is conveniently located near the beach and essential amenities. Enjoy proximity to the new leisure lifestyle retail village of The Lanes, Pacific Fair Shopping Centre, Star Casino, and various dining options. Families will appreciate the nearby schools and easy access to public transportation. Experience the epitome of modern living in this stylish home.

**Additional Features:**

- Open plan living and dining area with raised ceilings soaking in the natural light
- Gourmet kitchen with a large stone island bench top, complete with quality Bosch appliances, and gas cooktops
- Generous master bedroom retreat including floor to ceiling windows
- Master bedroom ensuite includes dual vanities, a freestanding bath, and spacious walk-in robe
- Tinted windows throughout
- 4x Split system air conditioners including bedrooms
- Secure double garage with ample storage
- Ceiling fans throughout
- Garden Shed
- Low Body Corporate fees - Approx. \$37 Per Week
- Walking distance to the leisure-lifestyle retail village, The Lanes.
- Under 2km from the upscale shopping, dining and entertainment of Pacific Fair and Star Casino
- Minutes from patrolled beaches

**Disclaimer:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to 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. 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.