

74 Sovereign Drive, Mermaid Waters, Qld 4218

House For Sale

Thursday, 16 May 2024

Professionals

74 Sovereign Drive, Mermaid Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 841 m2

Type: House



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Auction

Situated on a larger 841m² block with a wide 26 metre water frontage, you can enjoy the best of both worlds - waterfront living and a lifestyle by the beach as this house is one of the rare few canal waterfronts located within an easy stroll to the patrolled beach. Set all on the one level and designed with easy living in mind, this contemporary home is an entertainers dream as it offers a free-flowing layout with indoor/outdoor living spaces, making it perfect for entertaining on the waterfront or simply enjoying the beautiful Gold Coast climate by the pool. Featuring 4 bedrooms including a master with ensuite and WIR, this much-loved home is perfect for the growing family. The gourmet kitchen is complemented by a large stone island bench, plenty of storage and stunning views out to the water. Not only will the inground pool be an attraction, but the avid boatie or keen water enthusiast will relish in the wide water frontage with sandy beach, boat ramp, private jetty and access to the Main River. Enjoy every day like on holiday right at home as you jump on the jet ski's or cruise through the stunning waterways at your leisure. The wide outlook onto the water is impressive and the width is outstanding. Relax and unwind overlooking the water and beautiful sunsets and every time you capture this view, you'll be glad you purchased this home! Nestled in a coveted waterfront locale, this property presents boundless opportunities for renovation, expansion, or complete customisation if that is your preference, to create the waterfront dream home you've always envisioned. Features Include: • Four bedrooms • Two bathrooms (master with ensuite) & walk-in robe • Modern custom gourmet spacious kitchen and living areas • Wide water frontage (approx. 26m) with stunning views out to the Gold Coast hinterland • Double lock up garage with internal access + 2 extra off-street car spaces • Swimming pool • Boat ramp & jetty • Large 841m² block • Easy walk to the beach • Highly sought after Mermaid Waters street • Minutes to patrolled beaches, trendy cafes and restaurants • Zoned Ducted air-conditioning & ceiling fans throughout • Solar hot water • New outdoor timber decked area with Pergola • Location, Location, Location So close to the new Mermaid Plaza that offers all the conveniences of a Woolies Metro, butcher, chemist and GP clinics. Enjoy major shopping at Pacific Fair while only minutes from cosmopolitan Broadbeach, Casino, Convention Centre and the white sandy surf beach of Mermaid Beach. The Seller has bought elsewhere so don't miss inspecting this property. Positions like this do not last long - Contact Brooke Henley-Smith or Luke Henderson to arrange your viewing today! • Council Rates: approx. \$5,450 per annum (approx.) Auction - Sunday 9th June, 12pm On Site (If not sold prior) Auction Conditions - 5% Deposit, 15th August 2024 Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. 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 only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.