

8 Sundowner Court, Mermaid Waters, Qld 4218



House For Sale

Friday, 24 May 2024

8 Sundowner Court, Mermaid Waters, Qld 4218

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 804 m²

Type: House



Gypsea Youngsmith
0400167677



Daniel Donovan
0431649784

Auction

This large, single-level family home, situated in a prized north-to-water position on the canal, offers direct access to the main river and beyond. With 19.4* meters of water frontage, this property is ideally located approximately 1 km from both the beach and the iconic Pacific Fair shopping precinct. The waterfront home features a sparkling pool and beautiful skyline views, adding to its charm. Full of character, the home boasts four generously sized bedrooms, including a master and first bedroom with ensuites, along with a spacious family bathroom servicing the remaining bedrooms. Multiple open-plan living areas provide ample opportunities for lifestyle and entertainment. Key features include four large living zones, a multi purpose room/study, and two covered car parks. The property is perfect for entertaining, with an in-ground waterside pool and wide water outlook with views of the Broadbeach skyline. Additionally, the prime location offers close proximity to local shops including the Q Centre, Pacific Fair, the casino, convention centre, restaurants, schools, and public transport, including the Light Rail Station.

Property Overview:

- Large, single-level family home in a prized north-to-wide-water position on the canal
- 19.4m* water frontage complete with private sandy beach, with direct access to the main river and beyond
- Waterfront property with a sparkling pool and beautiful skyline views
- Four generously sized bedrooms, including a master and first bedroom with ensuites
- Spacious main bathroom servicing the remaining bedrooms
- Four large, open-plan living areas for lifestyle and entertainment
- Two covered car parks
- In-ground waterside pool
- Approximately 1km from some of the Gold Coasts best beaches
- Prime location close to local shops, The Q Centre, Pacific Fair, casino, convention centre, restaurants, schools, and public transport/light rail station

*denotes approximate figure

Rental Appraisal: \$1500pw- \$1600pw per week

Council Rates: Approx. \$2,028* half yearly

Water Rates: Approx. \$426* per quarter

Disclaimer: 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. 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, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.