

**81 Barrier Reef Drive, Mermaid Waters, Qld 4218**

 Coastal

**Sold House**

Thursday, 8 February 2024

**81 Barrier Reef Drive, Mermaid Waters, Qld 4218**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 712 m2**

**Type: House**



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**\$1,520,000**

This beautiful single-level home is positioned on a 712m<sup>2</sup> allotment with plenty of yard for the children to play and a great size swimming pool for those warm summer days spent lazing around the poolside with family and friends. As you step inside you are greeted with a serene and calming atmosphere with beautiful natural light, stunning cathedral high ceiling, 2 large separate living areas, sheer drop-down curtains, bifold doors opening onto expansive undercover entertaining area and spacious kitchen with granite benchtops and plenty of cupboard space. Ducted air-conditioning and ceiling fans throughout, side access for boat or caravan, solar hot water 12 panel 4KW solar power, fully fenced and private, low maintenance gardens, multiple off street car parking, double lock up garage with internal access plus mud room, approximately 7 minutes to Mermaid Beachside. This home is the perfect match for our laid-back coastal lifestyle. - 4 Generous bedrooms or 3 bedrooms plus study, built in study case- Master bedroom with ensuite and walk in robe- Cathedral ceilings, 2 large separate living areas, sheer curtains - Bifold doors on expansive undercover entertaining overlooking swimming pool - Low maintenance easy care gardens- Great yard for the children- Ducted air-conditioning and ceiling fans throughout- Side access for boat or caravan- Solar hot water- 12 panel 4KW solar power- Fully fenced and private, 712m<sup>2</sup> allotment - Multiple off street parking- Double lock up garage with internal access, mud room - Approximately 7 minutes to Mermaid beachside

**OFFERS CONSIDERED PRIOR TO AUCTION! BE QUICK FOR THIS BEAUTY, INSPECT TODAY!**

Mermaid Waters Suburb Profile: Mermaid Waters is just 5 minutes from the beach and is bordered by Broadbeach to the north, Mermaid Beach to the east, Miami to the south and Robina to the west. It is known as a quiet, family residential area comprising the 17ha freshwater Lake Hugh Muntz and a series of lakes and canals winding through the neighbourhood providing recreational activities such as swimming and kayaking. The infrastructure includes shopping at Q Super Centre, Pacific Fair and Robina Town Centre complexes; education at Miami State School, Miami High School, Merrimac High School, All Saints Anglican School, Somerset College, Marymount College and Bond University. Sporting facilities at Pizzey Park include a skate park, swimming complex, Burleigh Bears Leagues Club, Burleigh Soccer Club, Little Athletics and a gymnastics club. All these facilities are within a few minutes' drive or use the well-appointed bus routes. Mermaid Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes' drive north and a choice of 13 international golf courses and additional public courses in the vicinity.

**Disclaimer:** 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. 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.