

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



**House For Sale**

Thursday, 30 November 2023

90 Barrier Reef Drive, Mermaid Waters, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 723 m2**

**Type: House**



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**\$1,469,000**

Recently updated and improved, this single-level brick house offers an enticing opportunity within a popular, family-orientated pocket. The generous 723m<sup>2</sup>\* property offers plenty of upside potential and is located opposite a tranquil lakefront park and within proximity of a choice of vibrant lifestyle precincts. On-trend archways have preserved the original character of the home in the face of quality upgrades, which include a new kitchen, restored bathrooms, engineered oak floors, chic black fixtures and luxe gold tapware. The functional floor plan hosts three sizeable bedrooms and two separate living zones, but there is plenty of space and scope for further renovation or an extension suited to the unique needs of the new owner. An expansive covered patio is ideal for alfresco dining and entertaining, while children and pets will appreciate a sprawling, flat lawn flanked by freshly landscaped gardens. In addition to an oversized double garage, the fully-fenced driveway and front yard provide further secure parking for a caravan, boat or additional cars. Peaceful and well-appointed, the address is near to patrolled surf, shopping, dining, schools and public transport.

**The Highlights:-** Well-maintained, single-level brick house - Generous 723m<sup>2</sup>\* block with plenty of useable space- Tranquil position across the road from Lamington Park and Lake Hugh Muntz- Family-orientated suburb near to public transport, shopping precincts, schools and patrolled beaches- Expansive, covered patio bordered by lush gardens- Recent upgrades include restoration of bathrooms; new engineered oak flooring, fixtures, DC fans, front fence and guttering; freshly landscaped gardens- Original, on-trend archways throughout - Versatile floor plan with scope to renovate or extend opens up potential for additional bedroom or living space- New kitchen with oven, four-burner electric cooktop, rangehood, integrated dishwasher, double sink; bench seating; black fixtures and pendant lights; matte white cabinetry- Large walk-in pantry with built-in timber-look shelving- Living area and separate dining room both have outdoor access; additional separate lounge- Three bedrooms all have built-in robes- Master bedroom also features ensuite with built-in spa bath and rain shower- Main bathroom has built-in bath and shower plus separate toilet and additional sink- Fluted timber vanities and gold tapware throughout bathroom and ensuite- Laundry with outdoor access; external drying court- Oversized double garage with abundance of storage space- Large gated driveway and front yard offers plenty of additional parking for cars or caravan- Fully-fenced property with gated pedestrian access- 13.2kW solar power system

Mermaid Waters is a central, family-orientated suburb favoured for its peaceful ambience and proximity to conveniences. Q Super Centre is 1.2km away, and the world-class retail destination of Pacific Fair Shopping Centre is within 3.5km. Nearby is the emerging retail village of The Lanes, and the vibrant lifestyle precincts of Mermaid Beach, Nobby Beach and Broadbeach, where you will find extensive shopping, dining and attractions such as The Star casino. The address is in the catchment for Miami State School and Merrimac State High School, and centrally positioned for convenient access to leading private schools. A bus stop sits directly opposite and proximity to the Gold Coast Highway opens up an easy commute north or south. Secure a versatile opportunity in a popular and central Gold Coast suburb – contact John Mayer 0418 363 347 or Nicole Mayer 0406 686 658.

**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. **Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.