

98A Dolphin Avenue, Mermaid Beach, Qld 4218



Villa For Sale

Friday, 5 April 2024

98A Dolphin Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

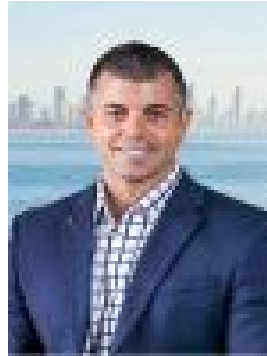
Bathrooms: 4

Parkings: 2

Type: Villa



Gypsea Youngsmith
0400167677



Mitch Palmer
0755922706

Auction

Presenting a stunning three-level villa, newly constructed and ideally situated just footsteps from the beach. This contemporary residence offers a seamless blend of luxury and comfort, promising a lifestyle of effortless sophistication. Step inside to discover crisp white interiors complemented by the warmth of timber finishes, creating an inviting ambiance throughout. The spacious living and dining area provides the perfect setting for relaxation or entertaining, seamlessly connected to a gourmet kitchen adorned with top-of-the-line Smeg appliances. With three generous bedrooms, each accompanied by its own ensuite, and two living areas plus a convenient powder room, this villa caters to both privacy and social gatherings. The open-plan layout extends outdoors to a private pool and alfresco entertainment area, perfect for enjoying the coastal lifestyle. Convenience is paramount with a double lock-up garage offering internal access, ensuring ease of living. Located in a highly desirable area of Mermaid Beach, residents will appreciate the proximity to Nobby's Beach Surf Club, schools, Bond University, and the vibrant attractions of Broadbeach. Features include:- Brand-new three-bedroom, four-bathroom, three-level residence- Top floor living space easily doubles as a fourth bedroom with its own ensuite if required- Spacious interiors with crisp white finishes, warm timber flooring- High ceilings, custom joinery, bespoke feature lighting- Each bedroom complete with ensuite for added privacy- Open-plan design with indoor-outdoor flow, contemporary kitchen, and living areas on all floors- Central living zone seamlessly connecting to undercover alfresco dining- Private haven upstairs featuring a kitchenette, ensuite and large outdoor balcony. Perfect for second living or a 4th bedroom retreat or home office.- Convenient powder room for guests and ample storage throughout- Double lock-up garage with internal access and off-street parking- Close proximity to quality dining, retail, and entertainment options, as well as schools, Bond University, and Nobby's Beach Surf Club.- Rental Appraisal \$1800 - \$1900 per week. 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..