

**4/6 Dudley Street, Mermaid Beach, Qld 4218**



**Apartment For Sale**

Tuesday, 2 July 2024

4/6 Dudley Street, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



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## Auction

Elevate your lifestyle with a brand-new, full-floor penthouse footsteps from the celebrated Mermaid Beach coastline. Crowning the top floor of a boutique collection of just four contemporary residences, it blends sophisticated elegance with a relaxed beachside ambience. Floor-to-ceiling glass invites abundant natural light, sea breezes and ocean views into the open-plan living and dining areas, while the statement kitchen shines with a stunning honed marble island bench and premium appliances. From here, pillarless slider doors offer a seamless transition to the wraparound balcony, perfect for entertaining or relaxing against panoramas that stretch down the coastline to Coolangatta, and across the city to the hinterland. Additionally, three bedrooms are appointed with modern ensuites boasting brushed brass fixtures, full-height tiling plus heated bathroom floors and towel rails for an added touch of luxury. Nestled in a coveted coastal paradise, Mermaid Beach is famed for its prestigious beachfront properties and unparalleled lifestyle. Along with patrolled beaches at your doorstep - perfect for that rejuvenating morning swim - take advantage of being within walking distance of an enticing selection of restaurants, bars, cafes and coffee shops, where the barista always knows your order. For a change of scenery, stroll approx. 15 minutes to sample the upscale shopping, dining and leisure at Pacific Fair, with the best of Broadbeach's cuisine and entertainment scene just beyond here. Factor in the ample public transport, proximity to parks and being less than 17km from Gold Coast Domestic and International Airport and it's easy to see why this location is so highly sought-after. Join the fortunate few who call Mermaid Beach home - and in a brand-new penthouse, no less!

Inspect today. Property Overview:

- Full-floor brand-new beachside penthouse, capturing stunning coastal, city and hinterland views
- Boutique collection of four luxury residences approx. 70m from the Mermaid Beach coastline
- Combining the best of sophisticated and relaxed coastal ambience via Architects Mi Design
- North facing, capitalising on abundant natural light and ocean breezes via full-height glass slider doors
- Contemporary interiors encompass quality finishes, square set 2.8m ceilings and neutral tones
- Stunning kitchen enhanced with a statement honed marble island bench and splashback, quality appliances, including integrated fridge/freezer and dishwasher, 900mm Smeg induction cooktop, brushed brass sink and Zip Tap (boiling/chilled/sparkling)
- Open plan living and dining zones surround the central kitchen, each opening to the outdoors
- Eco-smart gas fireplace fitted in the living area
- Three ensuite bedrooms, including a spacious master suite with walk-in robe and two with built-in robes
- All three ensuites boast heated floors and towel rails, full-height-tiling, concealed cistern toilets, Caesarstone vanities and brushed brass fixtures
- Pillarless slider doors create a seamless indoor-outdoor flow
- Wraparound alfresco balcony with built-in BBQ, gazes down the coastline to Coolangatta and across the city to the hinterland
- Powder room with full-height tiling
- Laundry includes a Miele washer and dryer, floor-to-ceiling storage, access to a drying terrace
- Direct lift access
- Secure parking for two cars
- Video intercom, secure access and ducted air-conditioning
- Walk to an enticing selection of restaurants, bars, cafes and coffee shops
- 15 min stroll to upscale Pacific Fair, 20 mins to the Broadbeach cuisine and entertainment scene
- Ample public transport close by
- Under 17km from Gold Coast Domestic and International Airport

Rental Appraisal: \$1,600 - \$1,700 per week

Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. 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