

**12 Merauke Avenue, Palm Beach, Qld 4221**



**House For Sale**

Friday, 8 March 2024

12 Merauke Avenue, Palm Beach, Qld 4221

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



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## Auction

Sidestep all the dramas of obtaining tradies and the rising cost of supplies and move straight into a beautifully renovated home! Positioned in a prime Palm Beach pocket, within walking distance to Palm Beach Currumbin State High and the foreshore, you'll love the stylish interior as well as the brilliant flexibility on offer! Cementing immediate appeal with a polished street presence, the fenced frontage ensures privacy before you step into a beautifully presented interior. Delivering fuss free living over a single level, there is a relaxed yet sophisticated coastal aesthetic with timber-styled flooring and VJ panelling featuring throughout. Air-conditioned living and dining are well sized, flowing through to the sleek white kitchen where modern catering is effortlessly catered to courtesy of superb storage, gas cooking, glass splash back, sleek stone benches and a fabulous vantage outdoors. Embracing outdoor living is easy with a covered patio flowing from the open-plan zone, stylishly tiled and overlooking a manicured backyard. The beautiful travertine extends around the sparkling in-ground swimming pool, providing wonderful poolside lounging space amidst water features, tropical gardens and a relaxed resort vibe! Three bedrooms are in the main residence with each including built-in storage and ceiling fans. The household have superb service from an immaculate family bathroom, appointed with floor to ceiling tiling and a separate bath whilst the master enjoys the privacy of a pristine ensuite. Privately nestled at the rear of the property, a beautiful detached studio overlooks the swimming pool and has been immaculately styled. Providing air-conditioned living, kitchenette, huge storage room, study nook and a bathroom that belongs on the pages of a magazine, there is fabulous provision for five-star entertaining as well as options to capitalise on the seaside location and enjoy AirBnb return! Capturing the best of outdoor enjoyment is easy with Lake Brim and Laguna Park just at the end of the street, whilst Currumbin Creek and the endless waves of Palm Beach are both just under a kilometre away! You can walk to Palm Beach Currumbin State High and local shops whilst there are endless dining options to explore along the famous southern Gold Coast coastline.

- 506m<sup>2</sup>
- Renovated single-level home with pristine move-in comfort
- VJ panel feature walls throughout living and master
- Full height linen sheer curtains throughout
- High quality, reverse osmosis water filtration system (brand new)
- Detached studio: high ceilings, lots of natural light, bathroom equipped with brass fixtures and a Concrete Nation basin, kitchenette with stone bench top (waterfall edge), large walk in robe/storage area, air conditioned, instantaneous hot water system, and study nook
- Secure fenced frontage
- Air-conditioned open-plan living and dining with timber-styled floors and VJ
- Modern kitchen with superb storage, gas cooking, glass splash back and stone
- Covered outdoor entertaining overlooking manicured backyard
- Fully tiled internal pool, travertine surrounds, 2m wide frameless glass pool fence, magnesium mineral pool system (healthier for skin and more efficient to operate)
- Bespoke outdoor shower
- Travertine flooring to entry and rear patio areas
- Detached studio with air-conditioned living, kitchenette, study nook, storage and five star bathroom with high-end fit out (superb options for AirBnb!)
- Three built-in bedrooms with ceiling fans
- Master including pristine ensuite with floor to ceiling tiling
- Immaculate family bathroom with floor to ceiling tiling and separate bath
- Separate laundry
- Dual carport with remote door
- CCTV cameras surrounding property (accessible direct to phone)
- Alarm system
- Electronic gate access
- Walk to Palm Beach Currumbin State High, lake, parkland, dining and beach