

**3 Constance Avenue, Mermaid Waters, Qld 4218**



**House For Sale**

Tuesday, 25 June 2024

3 Constance Avenue, Mermaid Waters, Qld 4218

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 650 m2**

**Type: House**



Marco De Vincentiis  
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Nicky and Jason Cunningham  
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## Auction

Glamour has arrived in Mermaid Waters with a decadent display of mid-century modern allure. Towering over a 650m<sup>2</sup> block with rare dual street access, it casts a striking silhouette of clean lines and dramatic angles against the warmth of timber and stone. Spanning two levels, it's also an exquisite entertainer and a functional, family-friendly haven. Fusing style and substance, polished concrete floors and a sleek monochromatic palette are softened by textural timber, stone and brickwork. Additionally, large-scale picture windows and doors facilitate another hallmark of mid-century design; a seamless indoor-outdoor flow. Master-crafted with suspended concrete slab construction and flawlessly finished, the scene is set for an enviable life. Cook up retro-inspired recipes in the gourmet kitchen, appointed with a butler's pantry and superior Smeg appliances or make Manhattan Cocktails at the integrated bar, before sharing them with guests on the alfresco terrace. Set beneath a dramatic double-height void and boasting a stone clad fireplace and an outdoor kitchen, it's the ultimate entertaining oasis. Beyond, the north-facing backyard basks in beautiful sunshine, casting a glow across the heated magnesium pool, spa and open lawn areas, where you can mingle with guests or watch kids play. Alternatively, retreat indoors to the open plan living and dining room for a cosy fireside event. Indulgence continues in the master suite, with this spacious, sunlit sanctuary featuring a large walk-in robe, private balcony and day-spa-worthy ensuite. Clad in glossy subway tiles, this wet-room-style addition wraps you in serenity, providing dual rain showers and a freestanding bath to soak away any stress. Three upper-level bedrooms with built-in robes are serviced by a sophisticated main bathroom, with a fifth bedroom (with ensuite), powder room and media room downstairs. For added convenience, double garages fringe two separate sides of the block, facilitating the unique dual street access.

**The Highlights:**

- Decadent mid-century modern masterpiece, fusing flawless style, flow and functionality with exquisite entertaining-
- Rare 650m<sup>2</sup> block with dual street access from Constance Avenue and Surf Street-
- Enviable location, a short stroll from Nobby Beach
- Master crafted by Chris Hawes of Hawes Construction with suspended concrete slab construction, and brought to life by multi-award-winning Mi Design
- Spans 456m<sup>2</sup> across two levels, defined by clean lines, dramatic angles and textural finishes
- Polished concrete floors and a sleek monochromatic palette softened by timber, stone and brickwork, with large-scale picture windows and doors facilitating a seamless indoor-outdoor flow
- Chef's kitchen appointed with a butler's pantry, stone benches, dual Smeg ovens (including a 900mm option), induction and gas cooktop, a semi-integrated Neff dishwasher and Zip tap-
- Sleek bar boasts integrated Smeg white wine fridge and dishwasher
- Living zone includes a dramatic, black-toned timber ceiling and gas fireplace, and an 90-bottle glass-encased wine cellar-
- Media room gazes out to the pool, includes a superhero mural and cavity slider door-
- Vast, sun-lit master suite upstairs, features a large walk-in robe, protected east-facing balcony and an indulgent ensuite with wet-room, clad in glossy subway tiles, appointed with dual rain showers and a freestanding bath-
- Three further upper-level bedrooms with built-in robes-
- Sophisticated main bathroom with brushed brass fixtures and a separate toilet, Brodware tapware through all bathrooms-
- Downstairs hosts the fifth bedroom (with ensuite), powder room and mudroom-
- Integration of indoor and outdoor zones-
- Exceptional alfresco entertaining terrace set beneath a dramatic double-height void, boasts a stone clad fireplace and an outdoor kitchen with Beefeater BBQ, ice machine and drinks fridge
- Due north backyard basks in beautiful sunshine, includes a heated magnesium pool and spa (with app control), outdoor shower and open lawn areas for play
- Established gardens and elongated concrete platform steps, leading to the front door
- Automated blinds installed in living/dining area and the master suite-
- Hikvision back to base security system plus keyless entry-
- Ducted air-conditioning-
- Laundry with chute and storage-
- Two separate double garages, both provisioned for electric car servicing-
- Abundant storage throughout the home

Nestled in a quiet cul-de-sac, this location is phenomenal. As well as being a mere 600m from the sand and surf, it offers easy access to stunning coastal parks and walkways. Once you've worked up an appetite, tempt your tastebuds with the vibrant Nobby Beach dining precinct just a short stroll from home. Lined with eclectic cafes, restaurants, boutiques, bars, organic markets and the new local favourite, The Oxley, it's full of laidback flair. Schools are also close, including Miami State High, which offers programs of excellence.

Live the authentic mid-century modern dream in a first-class, designer home. Contact Marco De Vincentiis on 0433 112 260 or Jason and Nicky Cunningham on 0414 959 010 and arrange your inspection today.

**Outgoings:** Council Rates: \$3,029.04 per year approximately  
Rental Appraisal: \$2,000 - \$2,500 per week approximately  
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