

**50 Volante Crescent, Mermaid Waters, Qld 4218**

**Professionals**

**House For Sale**

Sunday, 23 June 2024

50 Volante Crescent, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 638 m2**

**Type: House**



Brooke HenleySmith  
0422133053



Andrew Henderson  
0438691972

## Auction

Embrace a stylish, low-maintenance lifestyle, in a fantastic and convenient location so close to everything Mermaid Waters has to offer. This beautiful coastal residence is ready to call home. Positioned on a fully fenced 638m<sup>2</sup> block, this impressive single storey family home perfect for those who enjoy the essence of Gold Coast living. Enjoy the outdoor lifestyle with two separate outdoor entertaining spaces. Open up the French doors from the open plan living area to reveal a beautiful outdoor pavilion overlooking a fully tiled swimming pool. Alternatively, put your feet up and relax on the built-in outdoor lounge at the rear of the home with sunny northern aspect. The beautifully appointed kitchen includes a breakfast bar and servery, providing desirable amenities for any aspiring chef, complete with induction cooktop, fan forced oven and wine chiller. The stunning luxurious master suite overlooks the sparkling pool, with a designer open plan ensuite with his & hers vanities, polished concrete floor, large rain shower, floor to ceiling tiles, feature cedar wood panelling, walk in robe and finished with a private lounge area. The whole family is accommodated, with three additional spacious bedrooms complete with built in robes. Soak in the freestanding bath or large rain shower that completes your relaxing coastal home. Features include:

- Stylish Modern Coastal Home
- Large 638m<sup>2</sup> land area
- 4 bedrooms, all with built-in robes; walk-in robe and ensuite in the master
- 2 bathrooms
- Spacious living area; private lounge area in the master suite
- Well-appointed kitchen with breakfast bar and servery
- Air conditioned plus ceiling fans
- French doors
- Separate laundry
- Remote double carport with attic storage + additional secure side storage
- Fully fenced
- Beautiful fully tiled swimming pool
- Two separate expansive outdoor entertaining areas
- Low-maintenance tropical gardens

Perfectly positioned in one of the Gold Coast's most sought after suburbs, your family will enjoy close proximity to all amenities, with a tranquil waterfront parkland merely metres from your front gate. Conveniently located with wide amounts of open space to the North and just minutes to Q Super Centre, Waterways shopping complex close to Pacific Fair, schools, Pizzey Park sporting complex and numerous parks and the beautiful patrolled beaches of the Gold Coast all within easy reach. This stylish residence is ready to move into and start enjoying. For a copy of the Property Memorandum, contact Brooke Henley-Smith on 0422 133 053 or Andrew Henderson 0438 691 972. - Auction to be held: Saturday 13th July, 11am On Site - Auction conditions: Deposit 5% - 10%, Settlement 30 or 45 days (buyers choice) - Council rates: Approx. \$3,682 per annum - Water rates: Approx. \$2,038 per annum (variable upon consumption) - Estimated Rental Income: \$1,450 per week Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. 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 only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.