

**56 Surfers Avenue, Mermaid Waters, Qld 4218**

**House For Sale**

Wednesday, 19 June 2024



56 Surfers Avenue, Mermaid Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Auction

Contemporary excellence is elevated to new heights with this grand-scale modern masterpiece. Situated within walking distance of the beach and brand new, it promises relaxed luxury across two levels. Enticingly, it's also expertly orientated to maximize sensational city skyline views, with vast picture windows framing these glittering vistas from the top floor. Downstairs echoes this, with expansive glazing inviting in abundant sunshine, along with tropical garden and pool views. Soaring square set ceilings enhance the sense of light and space throughout, emulated by a dramatic double height void that crowns the living and dining zone. An expansive social hub, it connects seamlessly with the gourmet kitchen, equipped with premium Neff and Miele appliances, an integrated Pitt gas cooktop and butler's pantry. Peel back the oversized slider doors to access the alfresco entertaining deck with ease, which wraps around a centrepiece heated pool. Surrounded by tropical palms and low-maintenance greenery, it radiates resort-style vibes within an idyllic and secluded setting. Upstairs, galleries of glazing frame picturesque city skyline views, including the master suite. A supersized, sophisticated sanctuary, it features a walk-in robe with floor-to-ceiling cabinetry and a dedicated beauty area and a luxe ensuite with underfloor heating. Two further bedrooms with walk-in robes grace the top floor, accompanied by a main bathroom that shines with a stone double vanity, fluted profile shower screen and gunmetal fixtures. The ground floor offers a guest suite with an ensuite and pool access, media room, powder room, laundry and multi-purpose room off the double garage – ideal as a home gym. The Highlights: Grand-scale modern masterpiece, cleverly orientated to capitalise on sensational city skyline vistas 607m<sup>2</sup> block walking distance to the beach and Pacific Fair Brand new, showcasing contemporary interiors and vast picture windows framing city skyline, garden and pool views Square set ceilings spanning 3m downstairs and 2.7m upstairs Gourmet kitchen includes Neff induction cooktop and oven, integrated Pitt gas cooktop, integrated Miele fridge/freezer, Integrated Neff dishwasher, engineered stone island bench, travertine tile splashback Butler's pantry with sink and storage Open plan kitchen, living and dining seamlessly connects with the alfresco deck Soaring double height void crowns the expansive living and dining area Media room includes built-in cabinetry Upstairs mezzanine hall and master suite enhanced by walls of full-height glazing framing glittering city skyline views Supersized, sophisticated master suite boasts a custom walk-in robe with floor-to-ceiling cabinetry and beauty area, ensuite with underfloor heating, skylight, dual stone vanity, freestanding bath, rain shower, in-built European toilet and gunmetal tapware Two further upstairs bedrooms with walk-in robes Luxe main bathroom features full-height tiling, stone double vanity, arched mirror, fluted profile shower screen, gunmetal fixtures and separate toilet Ground floor guest suite with dual built-in robes, ensuite and external access to pool area Ground floor powder room with full-height tiling Large laundry with storage, hanging rail and external access Mudroom storage and nook Double garage Gym/multi-purpose room Alfresco entertaining deck wraps around a 9m pool Tropical palms and low maintenance grounds App-controlled Hikvision security system 14.96kW solar system Air Touch automated ducted air-conditioning Keyless entry Centrally located, you'll love the convenient and relaxed lifestyle on offer. Feel the sand beneath your toes in 10 minutes, where you can enjoy a morning surf or swim at Mermaid Beach or stroll the beautiful coastal parklands. Temptingly, Pacific Fair is just 700m from your front door, where world-class shopping, dining and leisure beckons, or head further afield to The Star to catch a show or indulge in some fine dining. Multiple restaurants, cafes and public transport are close too and it's approx. 17m to Gold Coast Airport. With all the hard work done, all you need do is move in and live your best life. Contact Danny Stanley on 0407 876 841 or Eoghan Murphy on 0421 197 720 today. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.