

Ocean House 4/200 Hedges Avenue, Mermaid Beach, Qld 4218

House For Sale

Sunday, 23 June 2024



Ocean House 4/200 Hedges Avenue, Mermaid Beach, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 466 m2

Type: House



Steve Clark

0400338434

Auction

WILL SELL AT AUCTION - IGNORE ALL PREVIOUS PRICING! 200 HEDGES glorifies luxury for those willing to try. An exclusive enclave of five Ocean Houses limited by nothing. Constructed by MACTECH CONSTRUCTIONS and architecturally designed to capture the essence of coastal living with 9ft ceilings throughout and unrestrained glazing to take advantage of ocean views and prevailing breezes. Fully ducted air-conditioning with smart adaptive technology, lighting control, video intercom and security system, moments from the sand with your own private beach shower. • Four distinctive levels with ocean views • 4 Bedrooms, 3 bathrooms + 2 powder rooms • Oversized double lock up garage • Individual pool • Individual lift accessible to all levels • Natural stones and coastal finishes throughout • Unrivalled craftsmanship in built form • Low maintenance landscape designed for flexible lifestyles • Concrete masonry construction • Low strata levies Configured as: Ground floor..... • Pedestrian beach access from Hedges Avenue • Front entry & lift access • Pool and outdoor courtyard, beach shower, individualised landscape. • Multi-function ground floor pool-house entertainment, poolside bar and kitchen. • Ensuite self-contained fourth/guest bedroom • Oversized double lock up garage First floor..... • State of the art kitchen + butler's pantry filled with natural light. • Endless stone bench top + breakfast bar • Featured climate-controlled wine storage system • Sunken formal living room • Separate dining area • Family living/lounging room • Entertainers' balcony and built in BBQ area • Powder room Second floor..... • Ocean facing master bedroom with floor to ceiling glass • Master ensuite with landscaped ocean outlook • Walk-in dressing room • Second and third bedrooms • Third bathroom • Built-in office/study/library • Generous linen storage Third floor and rooftop..... • Rooftop entertaining terrace with expansive ocean & city skyline views • Rooftop bar + entertainment kitchen • Powder room • Integrated laundry facilities • Private Utility area Don't delay, this will sell at or prior to auction. Contact Steve Clark on 0400 338 434 or stevec@clarkproperty.net.au 200 HEDGES OCEAN HOUSES - an unrivalled offering in luxury Hedges Avenue beachside living. This project is unmatched in size and quality. Hedges Avenue Mermaid Beach is expected to continue to provide future capital growth, being one of the most sought after & prestigious locations along the pristine Gold Coast coastline. Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers and tenants should make their own enquiries to verify the information contained herein. While every effort has been made to ensure the accuracy of these details, neither the vendor nor the agent provides any warranty as to their accuracy. Interested parties should conduct their own inspections or seek verification through alternative means or seek independent professional advice where necessary prior to making any enquiries.