

**2801/15 Peerless Avenue, Mermaid Beach, QLD,  
4218**



## **Apartment For Sale**

Thursday, 28 November 2024

2801/15 Peerless Avenue, Mermaid Beach, QLD, 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Andrew Ramsey  
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## Sophisticated Beachside Apartment in Elite Suburb

Experience the epitome of luxury in this sub-penthouse, strategically positioned on the 28th floor of the prestigious 'Dawn by Mosaic'. This north-east facing half-floor residence embodies a perfect blend of elegance and expansive space, offering panoramic ocean and skyline views that captivate and inspire.

The interior is meticulously designed with a focus on luxury and functionality, featuring a spacious open-plan living and dining area adorned with a chef-grade kitchen and a separate wet bar. This setting is ideal for hosting and enjoying the spectacular coastal scenery. The oversized balcony provides a seamless extension of the living space, offering breathtaking and uninterrupted vistas that enhance every experience.

This apartment includes three generously sized bedrooms and a versatile office/media room, crafted to balance sophistication and practicality. The master suite, complete with a private balcony and luxurious ensuite, serves as a personal retreat. Two additional bedrooms ensure ample space for family and guests, each designed with privacy in mind.

Exclusive amenities available to residents include a pool, spa, gym, sauna, BBQ area, and wine cellar. Additional features such as a pet wash station, surfboard storage, and onsite concierge elevate the convenience and desirability of this property. Its central location offers easy access to a vibrant selection of dining, retail, and leisure options, placing everything you need right at your doorstep.

### Highlights:

- Premium beachside, half-floor sub-penthouse in a resident-only 'Dawn by Mosaic' building.
- 228m<sup>2</sup>\* total floor space; 198m<sup>2</sup>\* under roof.
- North-east aspect with dual balconies offering panoramic ocean and skyline views.
- Developed by Mosaic, built by Hutchinson Builders, designed by Plus Architecture.
- Extensive private amenities for residents, including a pool, spa, gym, sauna, steam room, fire pit, BBQ facilities, teppanyaki bar, dining and lounge areas, wine cellar, surfboard storage, and a pet wash station.
- High-end materials and finishes, such as engineered oak flooring, bespoke cabinetry, floor-to-ceiling glazing, stone tops, wool carpets, brushed tapware, and both LED and pendant lighting.
- Open-plan living area features an Eco Smart fireplace, a wet bar with ZipHydroTap, and a built-in Husky wine fridge.
- Kitchen boasts a 3m\* island with stone benchtops, double sink, mixer tap, and integrated Miele appliances including oven, microwave, fridge/freezer, dishwasher, and PITT gas burners.
- Butler's pantry with additional sink and shelving.
- Master suite includes a private balcony, walk-through robe, and a fully tiled ensuite with a freestanding bath, walk-in shower, dual vanity, and toilet.
- Two further bedrooms, both with built-in robes.
- A luxurious second bathroom features a built-in bath, walk-in shower, dual vanity, and toilet.
- Main bathroom equipped with shower, vanity, toilet, and an additional powder room.
- Office/media room
- Laundry with sink and separate linen cupboards.
- Ducted air conditioning and ceiling fans throughout.
- Video intercom system.
- Secure basement garage with side-by-side parking spaces.

### Outgoings:

- Council Rates: \$6,461.68 per annum approximately
- Water Rates: \$871.32 (excluding water usage) per annum approximately
- Body Corporate Rates: \$161.66 per week approximately

Located just off elite Hedge Avenues, Dawn by Mosaic places you less than 100m from the patrolled sand and surf of popular Mermaid Beach and Kurrawa Beach, to the north. Central to a host of amenities, stroll 700m to Pacific Fair

Shopping Centre for designer-brand retail shopping and general amenities. From there you can also access the Light Rail at Broadbeach South station to take you to the northern Gold Coast. At 1km north you will be in the heat of the vibrant dining and restaurant precinct of Broadbeach, where you can grab a casual family meal or celebrate in style in one of the fine-dining restaurants.

Secure your place at this prestigious beachside address contact Andrew Ramsay on 0412 022 840 and Gareth Denning on 0410 300 121.

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.