

16 Concourse Drive, Mermaid Waters, QLD, 4218



House For Sale

Monday, 28 October 2024

16 Concourse Drive, Mermaid Waters, QLD, 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Corey Bedford
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Luxe Lakefront Home in Picturesque Master-planned Community

Experience a life of pure leisure and convenience with this contemporary waterfront villa inside 'The Lakes', an innovative master-planned community.

Facing north-east atop a low-maintenance block, the home boasts a sought-after outlook soaring over the calm waters of Lake Harmony to the sparkling city skyline.

Beautiful year-round, the property sits opposite a picturesque park where flowering trees change colour with the seasons, and the tranquil surroundings invite the presence of local birdlife and fish. Lofty ceilings and open, light-filled spaces enhance the welcoming appeal of the timeless interior.

All four bedrooms are tucked away upstairs along with a comfortable family room. Two look out over the park and beyond to the rolling mountains, while the spacious master suite is positioned so that the lake and sparkling city lights can be admired from the comfort of bed.

Stylish and practical, the kitchen boasts a suite of quality Bosch appliances and a long, central island to gather around. Designed for easy integrated entertaining, wide sliding doors welcome in natural light while creating a seamless flow between the internal and external living zones.

Retractable blinds ensure you can make use of the generous alfresco area and host gatherings by the water no matter the weather. Flowering gardens line the rear yard, which offers a sun-drenched swimming pool and a generous fenced lawn where children and pets can play, or avid fisherman can throw a line in.

The Highlights:

- Contemporary, two-level home within 'The Lakes' master-planned community
- Low-maintenance block fronting Lake Harmony
- Northeast-facing with water and city skyline views including iconic buildings like Q1
- Property sits opposite a park with flowering trees that change with the seasons
- Sun-drenched swimming pool; sizeable, fenced rear lawn leading to the water; lush, flowering gardens
- Alfresco entertaining area overlooking the pool to the water; blinds to protect from elements
- Staircase with double-height glazing capturing natural light plus water and city views
- Open kitchen, dining and living zone with water views and outdoor access
- Kitchen features Bosch oven, five-burner gas cooktop and integrated dishwasher; integrated Fisher & Paykel fridge/freezer; double sink; long island with seating; stone benchtops
- Master bedroom positioned for water and city views; walk-in robe; ensuite with free-standing bath, large double shower, dual vanity and toilet
- Three guest bedrooms with built-in robes; two are positioned for beautiful park and hinterland views
- Upper-level family room with city views
- Main bathroom features built-in bath, shower with dual heads, single vanity and toilet; powder room with sink and toilet
- Laundry with sink, storage and access to external drying court
- Double garage plus additional parking space on driveway; external storage room great for bikes, surfboards, tools and more
- Crimsafe screens to doors
- Ducted, zoned air-conditioning; gas hot water

Outgoings:

Council Rates: \$2,050.36 approximately per year

Water Rates: \$1,799.60 approximately per year including water usage

Body Corporate Fees: \$ 41.80 per week approximately

This property is centrally located within 'The Lakes', a master-planned community where residential homes and buildings are serviced by a vibrant retail, wellness and lifestyle precinct to offer the ultimate walk-about-town lifestyle. The world-class retail destination of Pacific Fair Shopping Centre is just 1.6km away, and the more casual shopping and dining hub of Q Super Centre is also less than 2km away. Broadbeach's key attractions, which include patrolled beaches, The Star, Gold Coast Convention and Exhibition Centre are within a 3km radius. The address enjoys easy access to the central Gold Coast's leading private schools, while its proximity to major connecting roads including the Gold Coast Highway facilitates easy travel around the city.

Settle straight into a luxurious lakefront villa in a serene yet central community contact Corey Bedford 0432 282 502.

Disclaimer: 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.

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