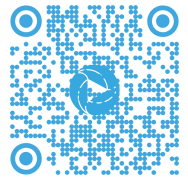




Re-live and share your viewing experience in HD  
Visit: [45Vatakoula.com](https://45Vatakoula.com)



UNRIVALLED POSITION, PRICE & POTENTIAL



4  2  2   706m<sup>2</sup>

# Property Overview

## UNRIVALLED POSITION, PRICE & POTENTIAL

Perfectly situated in a quiet street, in one of the Gold Coast's most sought-after suburbs, you can walk to Pacific Fair shopping centre and stroll up to the golden sands of Mermaid Beach, cafes and restaurants.

Boasting approximately 25 metres of white sandy beach frontage, direct ocean access, a stunning outlook with a perspective perfect for capturing the morning sunshine; this is one of the best waterfront blocks in the area.

If potential is what you're looking for, look no further. This four-bedroom house could be improved with a little TLC or if you truly want to capitalise on the position, you can renovate or completely rebuild. With your own boat ramp and boatshed, you'll be the envy of your boatie friends.

Whatever you choose to do, your financial future looks brighter with this property in your name.

The lifestyle on offer in this property, on this waterfront block and in this location is not only remarkable, it is 'world-class'.

Whether you're looking to make the leap to a waterfront home for you and your family or you're an astute investor looking to landbank or redevelop, this is the property you've been looking for.

'Vatakoula' means 'Gold Rock' in Fijian, a fitting omen for this diamond in the rough.

View as advertised or by appointment  
45 Vatakoula Parade, Mermaid Waters





"Cook & Overlook"



"Rise & Shine"





"Lazy Sundays"



"Inspired Living"





"GC Living"



"Perfect Perspective"

45 Vatakoula Pde

## Property Specifications

- 📍 Situated on an Impressive 706m<sup>2</sup> Waterfront Block
- 📍 Centrally Located in the Heart of Mermaid Waters
- 📍 Ideally Positioned in a Quiet Street
- 📍 Direct Ocean Access
- 📍 Approx. 25 Metres of White Sandy Beach Frontage
- 📍 Four Bedrooms with Built-In Robes
- 📍 Master Suite Boasts Walk-In-Robe & Ensuite
- 📍 Bright & Airy Open Plan Living
- 📍 Seamless Integration of Indoor & Outdoor Living
- 📍 Lounge Room Overlooking Sunken Dining Room
- 📍 Spacious Kitchen with Stone Benchtops
- 📍 Undercover Alfresco Entertaining Area
- 📍 Sparkling Saltwater Pool Overlooking Waterway
- 📍 Lovely Backyard that Flows Onto Beach
- 📍 Pristine Water with an Abundance of Wildlife; Including Swans, Ducks & Backyard Fishing
- 📍 Installed Ceiling Fans & Air-Conditioning Throughout
- 📍 Garaging & Further Off-Street Parking
- 📍 Boat Ramp & Boat Shed
- 📍 The Casino, GC Convention Centre and a Wide Selection of Schools are all Within a Short Drive
- 📍 700m to Pacific Fair Shopping Centre
- 📍 Approx. 1km to Golden Sands of Mermaid Beach

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## Seller's Insights

"Once you get used to the convenience of this location, you will never live in 'the suburbs' again. Being able to walk to one of the country's best shopping centres, cafes and Mermaid Beach is a true Blessing."

"This is a beautiful waterway. You'll see dolphins, fish, stingrays and heaps of birdlife. Going for a morning kayak or taking the boat up to the spit on the weekend is amazing."

"You will see the potential of this house. It's spacious, it has good bones and flows well, but given the position it warrants a more fitting house. One thing is for sure, your capital growth is guaranteed..."



# Market Analysis

5 Vevey Street, Mermaid Waters

Price: \$2,300,000  
Traded: 07 Mar 2022  
Size: 792m<sup>2</sup>  
4 bed, 2 bath, 2 car



43 Vatakoula Parade, Mermaid Waters

Price: \$2,175,000  
Traded: 24 Oct 2023  
Size: 739m<sup>2</sup>  
3 bed, 2 bath, 3 car



15 Bight Court, Mermaid Waters

Price: \$2,615,000  
Traded: 25 Nov 2023  
Size: 719m<sup>2</sup>  
4 bed, 3 bath, 2 car



6 Vevey Street, Mermaid Waters

Price: \$2,450,000  
Traded: 25 Oct 2023  
Size: 799m<sup>2</sup>  
3 bed, 2 bath, 2 car

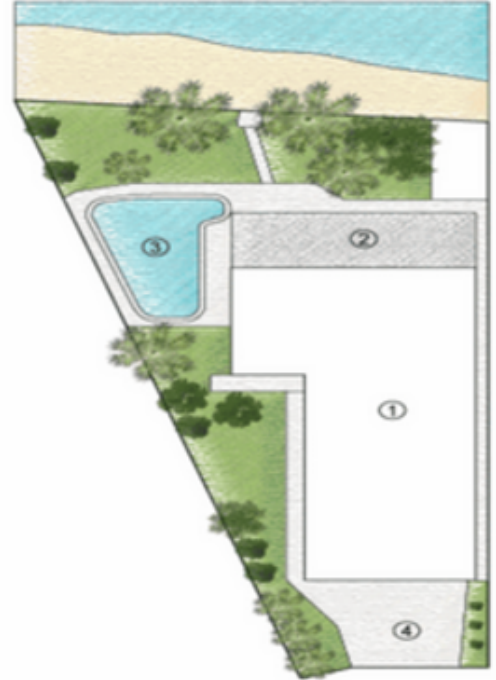


32 Gretel Drive, Mermaid Waters

Price: \$2,025,000  
Traded: 05 Aug 2023  
Size: 776m<sup>2</sup>  
3 bed, 2 bath, 2 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*



### 45 Vatakoula Parade, Mermaid Waters

Internal: 187m<sup>2</sup> | External: 48m<sup>2</sup> | Garage: 21m<sup>2</sup> | Total: 256m<sup>2</sup>  
 Bed 4 | Bath 2 | Car 3 | Land: 631m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

"Grow with the Flow"

Visit [45Vatakoula.com](http://45Vatakoula.com)



## Suburb Profile

Epitomising coastal luxury and lifestyle, Mermaid Waters is renowned for its state of the art canals. Boasting a host of stunning waterfront and dry block homes, Mermaid Waters is set back from the golden sands of Mermaid Beach. The calibre of properties, lifestyle and opportunity on offer is simply unmatched.

The canals are adorned with fish, mud crabs and other sea life, making your backyard a fisherman's playground. Not to mention, many waterfront homes benefit from direct ocean access. The close proximity to the Gold Coast Broadwater and Seaway makes Mermaid Waters the ideal place to call home for the boating enthusiast.

Mermaid Waters embodies the Gold Coast lifestyle... Your waterfront oasis is a stone's throw from that which has made the Gold Coast an international destination of choice. You are located no more than a short stroll from Pacific Fair Shopping Centre, The Star Casino and the Gold Coast Convention & Exhibition Centre.

From a practical perspective, you are minutes from several leading private and public schools, hospitals and sporting centres. This suburb truly caters to all.

Neighbouring Mermaid Beach and Broome Beach, there is no shortage of quality dining and entertainment on offer. From the sparkling waters of Mermaid Beach to the trendy cafes, Mermaid is growing rapidly and for good reason!

To purchase a Mermaid Waters home would be a profound investment in your family's future.





M-MOTION

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