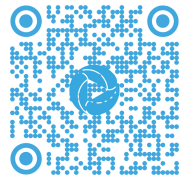




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'IT'S A LIFESTYLE THING...'



3  3  2  251m²

Property Overview

'IT'S A LIFESTYLE THING...'

Located in one of the newest areas of the prestigious Mermaid Waters, you will relish life on the 'Boulevard'.

A sense of grandeur welcomes you home, with a private entrance, stunningly high foyer and top-quality travertine tiles guiding you throughout your 'as new' home.

The lounge, dining and kitchen areas are both homely and opulent in unison. High ceilings and natural light adorn this home. Your granite kitchen, with a large island bench, bespoke cabinetry, gas cooking and oversized Bosch appliances will serve you well.

A north-facing perspective is further enriched with a manicured parkland leading from your rear courtyard. With an electric awning and low-maintenance courtyard, this alfresco area will be enjoyed year-round.

All three bedrooms are well-appointed. Your 'King Size Master' however, is in a word, 'impressive'! Akin to a luxury hotel stay, you will love this lavish ensuite and appreciate the walk-in robe.

The convenience of this location is world-class. With some of the finest shopping, dining and entertainment experiences all within minutes from your front door!

A property where style and sophistication meets convenience and practicality are far and few between. Do not miss the opportunity to call 3 Lakeview Boulevard, 'Home'.



View as advertised or by appointment
Auction: On site | Saturday, 5th Oct 2024 at 12:30pm



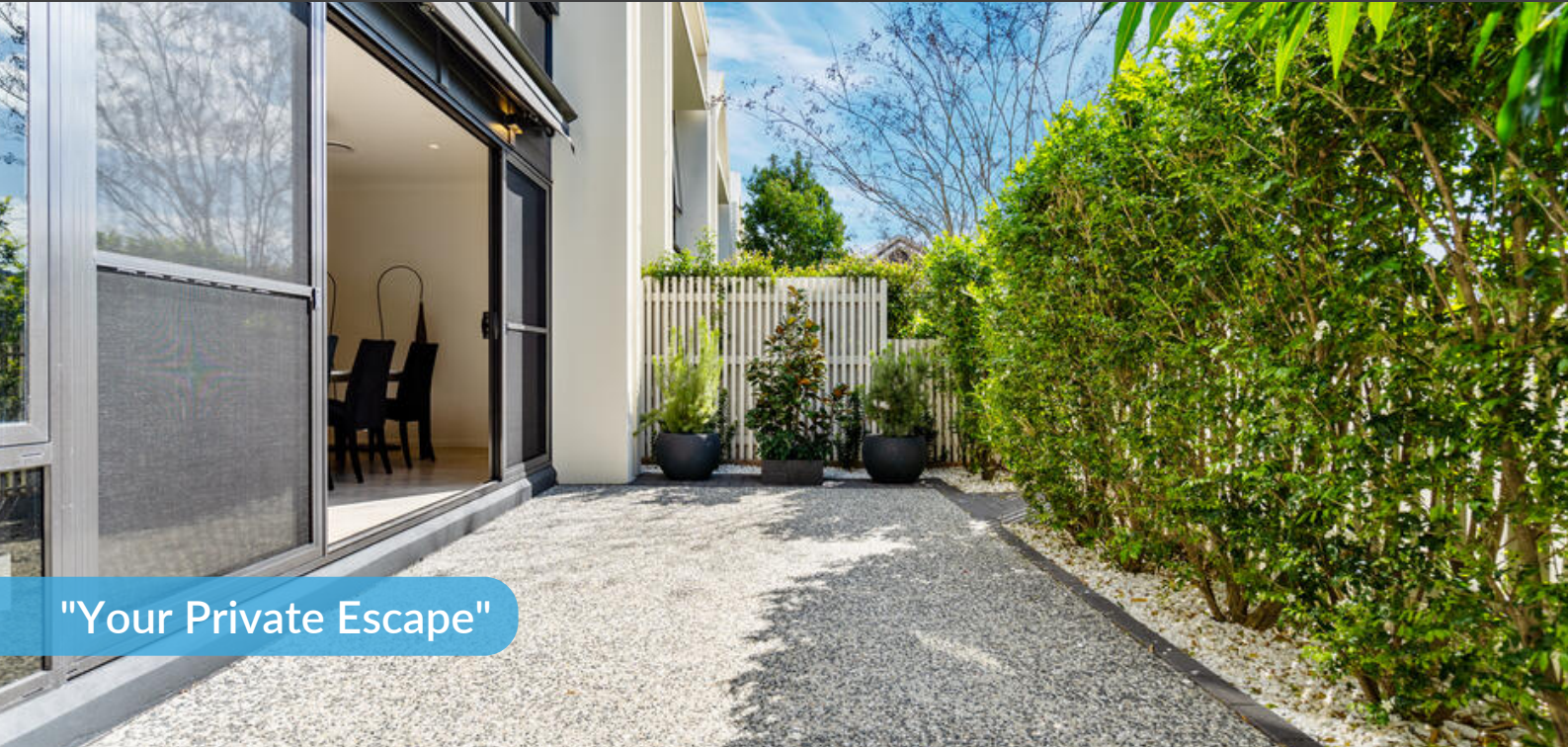
"Comfort Redefined"



"Sophisticated Living"



"Tastefully Crafted"



"Your Private Escape"



"Green & Serene"

"Heart of the GC"

Surfers Paradise

Convention Centre

The Star Casino

Pacific Fair Shopping Centre

Merrimac State School

Property Specifications

- 📍 Located in the Heart of Mermaid Waters
- 📍 Renowned 'The Lakes' Development
- 📍 Two-Storey Architecturally Designed Home
- 📍 House Presents 'As New'
- 📍 Prime North-Facing Perspective
- 📍 High Ceilings with Void and Chandelier on Entrance
- 📍 Three Large Bedrooms with Built-In Mirrored Robes
- 📍 King Size Master Bedroom with Resort Style Ensuite
- 📍 Luxury Bathrooms - Floor to Ceiling Travertine Tiles
- 📍 Separate Media Room Boasting Double Door Entry
- 📍 Bright & Airy Open Plan Living Area
- 📍 Gourmet Granite Kitchen with In-Built Fridge & Freezer
- 📍 Island Bench, New Bosch Appliances & Gas Cook Top
- 📍 Travertine Living & Dining Area with Fitted Light Feature
- 📍 Private Alfresco Area with Gated Access to Manicured Parklands. Electric Awning for Enjoyment Year-Round.
- 📍 Double Carport with Electric Gate & Sensor Lights
- 📍 Separate Laundry with New Washing Machine & Dryer
- 📍 Large Under-Stairs Storage
- 📍 Zoned, Ducted Air-Conditioning. Electric Fans. Electric Roman Blinds. Dimmable Lights. TV Points in all Rooms.
- 📍 Minutes to World-Renowned Beaches & Parks
- 📍 3-Minutes to Pacific Fair Shopping Centre

Visit [3Lakeview.com](https://www.3Lakeview.com)



Seller's Insights

"The courtyard is a sanctuary unto itself, it captures beautiful sunshine all day long. Guests will love coming over and you'll love this low maintenance lifestyle space. Plus the massive lawn beyond the gate is an extension of your own home!"

"This location is a blessing! The convenience of being able to walk to one of the country's best shopping centres, and the luxury of being at Mermaid Beach in a few minutes is life changing."

"The lifestyle on offer here is literally second to none. The fact you get all that greenery without the maintenance is the best of both worlds. You could lock up, head to Europe for a few months, and the property would be as you left it!"

Market Analysis

1/34 Naranga Avenue, Broadbeach Waters

Price: \$1,590,000
Traded: 16 May 2024
Size: 225m²
3 bed, 2 bath, 2 car



1/41 Avanti Street, Mermaid Waters

Price: \$1,815,000
Traded: 08 Oct 2023
Size: 220m²
4 bed, 3 bath, 2 car



2/41 Avanti Street, Mermaid Waters

Price: \$1,580,000
Traded: 02 Feb 2024
Size: 221m²
4 bed, 2 bath, 2 car



2 Aroona Avenue, Broadbeach Waters

Price: \$1,780,000
Traded: 13 Oct 2023
Size: 286m²
4 bed, 3 bath, 2 car



1/49 Avanti Street, Mermaid Waters

Price: \$1,520,000
Traded: 30 April 2024
Size: 277m²
5 bed, 3 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.



3 Lakeview Boulevard **MERMAID WATERS**

3 Beds | 3 Baths | 2 Cars | 155m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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'real estate's new generation'

"Low Maintenance Living"

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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 Broadbeach, 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.





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