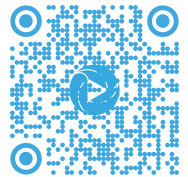




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'BOMBSHELL INVESTMENT OPPORTUNITY!'



4  3  2  257m²

Property Overview

'BOMBSHELL INVESTMENT OPPORTUNITY!'

In keeping with its name, 7 Sanctuary Court is truly a 'sanctuary' unto itself. Nestled in a quiet street, in one of the newest areas of the prestigious Mermaid Waters, this modern build will serve you well as a home for you and yours or a savvy investment.

High ceilings and natural light welcome you inside your new home, set over two spacious levels. Built with comfort and convenience top of mind, there is no abundance of size, flow and flair. With little to no maintenance, you can lock up and leave, only to return and find this beautiful home as you left it.

Your large gourmet kitchen integrates seamlessly with your open-plan internal living areas. While your private courtyard offers a tranquil setting for your morning coffee or an afternoon cocktail with guests! The expansive parkland leading from your rear courtyard will serve as an extension of your home.

Serviced by four generous bedrooms and three separate bathrooms, there is plenty of room for you and yours. The master suite is however, reserved as your private escape.

A stone's throw from all the Gold Coast has to offer – and easy access north, south, east or west – the convenience of this location is world class. Poised for capital growth, with quality tenants in place, reasonable body corporate and newly built in 2018; to buy this property would be a profound investment in your family's future!

View as advertised or by appointment
Auction: On site | Saturday, 15th March 2025 at 10:00am



"Relax & Unwind"



"Wine & Dine"



"Heart of the Home"



"Your Sanctuary"



"Your New Backyard"

"Capital Growth Guaranteed!"



Property Specifications

- Located in the Heart of Mermaid Waters
- Renowned 'The Lakes' Development
- Two-Storey Architecturally Designed Home
- Gated Entrance with Tasteful Greenery
- High Ceilings with Beautiful Void on Entry
- Four Large Bedrooms with Built-In Robes
- King Size Master Bedroom with Resort Style Ensuite
- Downstairs Bedroom Ideal for Guests or Home Office
- Three Separate, Modern Bathrooms
- Bright & Airy Home
- Extremely Private Throughout
- Gourmet Kitchen with Ample Space & Island Bench
- Open Plan Living & Dining Area
- Quality Double Doors Leading to Outside
- Private Alfresco Area with Gated Access to Manicured Parklands, Equipped with Awning for Enjoyment All Year
- Separate Laundry
- Expansive Under-Stairs Storage Area
- Double Carport with Electric Gate
- Air-Conditioning & Fans Throughout, Bosch Appliances in Kitchen, Quality Fixtures & Fittings
- Minutes to World Renowned Beaches & Parks
- 3-Minutes to Pacific Fair Shopping Centre

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Seller's Insights

"This location is truly world class! You'll enjoy the convenience of walking to one of the country's top shopping centres and the luxury of having Mermaid Beach just minutes away—it's a lifestyle upgrade like no other!"

"The courtyard is your private retreat! It's the perfect space where guests will love to gather, and you'll enjoy the ease of low-maintenance living. Plus, the expansive lawn beyond the gate feels like an extension of your own backyard!"

"As an investor, the location, and the peace of mind that it's a relatively newly built, low maintenance property, made it a no brainer! You could literally lock up, head to Europe for a few months and find the property just as you left it!"

Market Analysis

1/49 Avanti Street, Mermaid Waters

Price: \$1,520,000
Traded: 30 April 2024
Size: 277m²
5 bed, 3 bath, 2 car



3 Lakeview Blvd, Mermaid Waters

Price: \$1,500,000
Traded: 17 Oct 2024
Size: 251m²
3 bed, 3 bath, 2 car



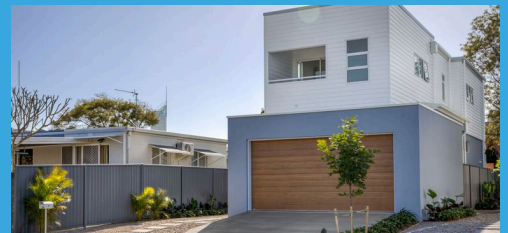
1/41 Avanti Street, Mermaid Waters

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



1/34 Naranga Avenue, Broadbeach Waters

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

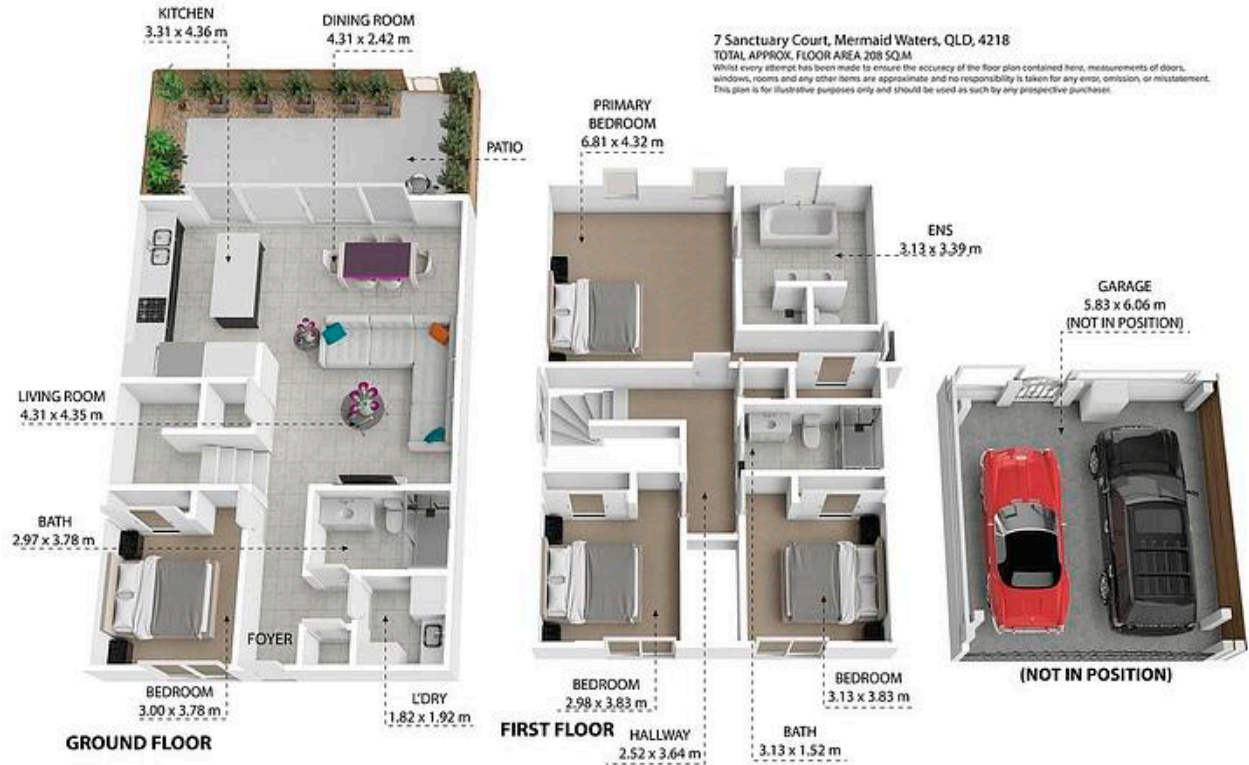


1 Concourse Drive, Mermaid Waters

Price: \$1,340,250
Traded: 21 Apr 2024
Size: 250m²
4 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.



7 Sanctuary Court, Mermaid Waters

4 | 3 | 2

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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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.





'Real Estate's New Generation'



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