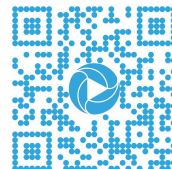




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'LUXURY LIVING AT THE LAKES'



256m²

Property Overview

'Live the Lakes Lifestyle'

Set within the master planned 'Lakes' precinct, 25 Sanctuary Court offers a lifestyle few are privileged enough to enjoy. Designed for ease and elegance, this contemporary residence truly lives up to its name. Architecturally crafted and lovingly cared for, your 'as new' home has been thoughtfully enhanced with a series of quality upgrades. A soaring void on entry, high ceilings and newly resurfaced travertine tiles set the tone for the standard throughout.

At the heart of the home, a gourmet kitchen takes centre stage; beautifully appointed with Bosch appliances, new cabinetry and a stone island bench. Bathed in natural light, the open plan living flows seamlessly onto a private wrap-around deck equipped with electric awning - destined to be the backdrop of many cherished memories.

All four bedrooms are generous in space and brimming with style. The Master Suite, however, is a true statement of luxury. King-size in scale and elegant in design, complete with a lavish ensuite and walk-in robe, this is a true retreat. This home adapts effortlessly to your lifestyle, with the option for a fourth bedroom or dedicated media room. While three bathrooms, secure double garaging and a separate laundry leave little to be desired.

Set against manicured green spaces, steps from Lake Harmony and minutes to that which has made the Gold Coast an international destination of choice; beyond a house, this is a lifestyle.

Welcome home. Welcome to your 'Sanctuary'...



View as advertised or by appointment
Auction: On-site | Saturday 18th October at 12:00pm



"Brighter Perspective"



"Relax & Unwind"



"Cook & Overlook"



"Entertainer's Delight"



"A Lifestyle Move"



"Heart of the GC"

Surfers Paradise

Broadbeach

Pacific Fair

Mermaid Beach

Property Specifications

- Perfectly Positioned in the Heart of Mermaid Waters
- Set Within the Master-Planned 'Lakes' Precinct
- Architecturally Crafted Two-Storey Residence
- Low-Maintenance, Lock-up & Leave Property
- Built in 2018 & Maintained to the Highest Standard
- Beautiful Easterly Aspect & Steel Frame Construction
- High Ceilings Throughout with Soaring Void on Entry
- Adorned with Newly Resurfaced Travertine Tiles
- Four Generous Bedrooms with Option for a Media Room
- Three Luxe Travertine Bathrooms
- King Size Master with Resort Style Ensuite & WIR
- Gourmet Stone Kitchen with Large Island Bench
- New Cabinetry, Bosch Appliances & Gas Cooking
- Bright & Airy Open-Plan Living and Dining
- Large, Private Alfresco Entertaining Area with New Wraparound Deck & Electric Awning
- Choice of Two Peaceful Front Sitting Areas
- Gated Access to Manicured Parkland at the Rear
- Secure Double Car Garaging with Electric Gate
- Incredible Storage Throughout & Separate Laundry. Gated Side-Access. Ducted, Zoned Air-Conditioning.
- 3-Minutes to Pacific Fair Shopping Centre
- Minutes to World-Class Beaches, Local Parks & Schools

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Seller's Insights

"You will live on the deck! It's spacious, private and bathed in natural light. Whether you're entertaining guests or enjoying a meal under the stars, this space will be a fan-favourite and requires no maintenance! With the electric awning, it's literally an extension of your internal living!"

"This location is impossible to beat. Step from your front door to one of the country's best shopping centres, and in just minutes, find yourself on the pristine sands of Mermaid Beach! This is Gold Coast living at its finest."

"You have the best of both worlds here - beautiful green spaces beyond your gate and zero upkeep! The house is modern, it's new and it's the perfect place to lockup and leave; knowing you'll return to a home exactly as you left it."

Market Analysis

4/41 Avanti Street, Mermaid Waters

Price: \$1,657,000
Traded: 24 July 2024
Size: 226m²
4 bed, 2 bath, 3 car



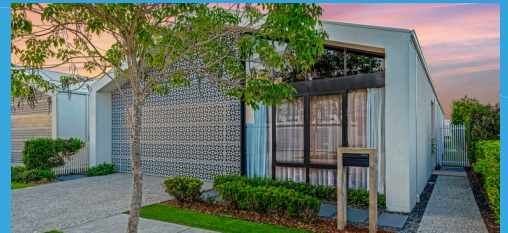
3 Lakeview Boulevard, Mermaid Waters

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



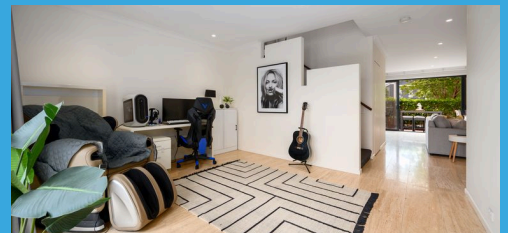
4 Sanctuary Court, Mermaid Waters

Price: \$2,050,000
Traded: 19 Mar 2024
Size: 576m²
4 bed, 3 bath, 2 car



14 The Lakes Esplanade, Mermaid Waters

Price: \$1,510,000
Traded: 24 July 2025
Size: 263m²
4 bed, 3 bath, 2 car

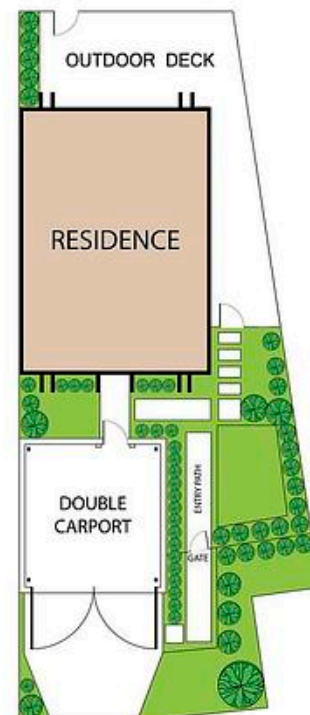


7 Sanctuary Court, Mermaid Waters

Price: \$1,485,000
Traded: 12 April 2025
Size: 257m²
4 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.



TOTAL APPROX. FLOOR AREA 161 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

25 Sanctuary Court, Mermaid Waters, QLD 4218

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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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"Luxurious & Low Maintenance"

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Suburb Profile

Epitomising coastal luxury and lifestyle, Mermaid Waters is one of the Gold Coast's most sought-after addresses.

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.

At its heart lies The Lakes, a master planned precinct designed around lush green spaces and tranquil waterways. This exclusive enclave offers a rare combination of modern living, community feel and unmatched convenience.

Homes here enjoy the very best of both worlds: a peaceful setting just moments from the cosmopolitan energy of Broadbeach. With Pacific Fair, The Star Casino and world-class dining and entertainment within easy reach, life at The Lakes places you at the centre of it all.

Beyond lifestyle, Mermaid Waters delivers outstanding practicality. Families benefit from proximity to leading schools, hospitals and sporting facilities, while professionals and retirees alike appreciate the low-maintenance lifestyle and connectivity this location affords.

Neighbouring some of the Gold Coast's most prestigious suburbs, Mermaid Waters continues to grow in demand and reputation. To secure a home within The Lakes is not only an investment in comfort and convenience, it's a profound investment in your family's future.





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'Real Estate's New Generation'



LAUREN MAHON

M 0491 111 939

E lauren.mahon@m-motion.com.au

1300MYSUCCESS

BRENTON BUTTIGIEG

M 0477 727 509

E brenton@m-motion.com.au

m-motion.com.au