



# SOLD

## LIVE THE COASTAL LIFE IN STYLE

'Madang' is superbly located in sought after Mermaid Waters, Madang welcomes you in through its contemporary gatehouse where a coastal lifestyle of relaxation and luxury living awaits. Newly renovated down to its bare bones, Madang offers quality features at every turn. From the security camera in the gatehouse entrance to the remote-controlled, multi-coloured lighting of the inground pool, enviable features abound.

Open plan living has been maximised with stacker doors on both sides of the spacious, Hamptons inspired living/dining area, each flowing out to an expansive deck – one to the pool which the deck wraps around, the other running the length of the house.

Living spaces flow out to covered areas allowing for year-round entertainment, and with a brand-new, sparkling pool with sleek glass safety fencing entertaining's a breeze, whether it's an intimate dinner for two or a gathering of family and friends the open space brings the outdoors in and the indoors out.

At the heart of the home is the kitchen with a contemporary palette of crisp whites and subtle greys. An island bench with waterfall edges takes centre stage, showcasing the stone that also features on the benchtops. The appliances are high-end, the full-length pantry has custom-made drawers and the kitchen cupboards have soft-close doors. There's a servery from the kitchen window out to the deck, and timber cabinetry with a 2 pack finish completes the look.

With four bedrooms, two of which are masters with ensuites and split system reverse cycle air conditioning, it could be ideal for dual living or Airbnb. The deluxe master offers a custom-made walk-in robe, glass sliding doors that open onto the deck and overlook the pool, a luxurious ensuite with his and hers vanity, and a double shower. All the bedrooms have ceilings fans and built-in robes, and there's a cute study nook in bedroom four.

Location is key and with the beach 2 kms away, and cafes, restaurants, Pizzey Skatepark, parklands, lakes, sporting amenities, schools and shops even closer, Madang ticks the boxes. Nestled on a quiet street with Miami Primary School an easy stroll, the school run's a breeze. And for older the older kids, Miami State High is under 2 kms away. Handy to Robina Town Centre, Pacific Fair, the M1, Metricon Stadium and transport links, Mermaid Waters delivers an easy commute making it a popular suburb in which to settle.

Madang's renovations have been extensive, nothing has been missed, so if you like the thought of moving straight in with absolutely nothing to do, except perhaps lounge on the deck by the

4 BED | 3 BATH | 3 CAR

PRICE:  
\$915,000

OPEN FOR INSPECTION:  
N/A



**Gaylia Griffiths**  
**0419879037**  
gayliagriffiths@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Internal : 161.2m<sup>2</sup>  
 External : 94.1m<sup>2</sup>  
 Carport : 40.4m<sup>2</sup>  
**Total : 295.7m<sup>2</sup>**  
 (approx)



**Disclaimer:**

Every attempt is made to ensure accuracy. However all measurements are approximate. This floor plan is for illustrative purpose only & is not to scale.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.