



SOLD

MERMAID WATERFRONT - PERFECT LOCATION FOR INVESTOR OR ENTERTAINER WITH DUAL LIVING BONUS!

Property for sale for the first time in 45 years! House completely rebuilt in June 2018 by "STYLEMASTER."

This excellent 5 bedroom, 3 bathroom home, is your opportunity to own a waterfront property in a supremely sought after area. The house can easily be occupied by one family or can accommodate grandparents or tenants.

The separate living area is attached to the house with private access down the side. It has its own kitchen, 2 bedrooms, a study and a bathroom and enjoys views over the pool and water.

The home has been built on a 610mm slab for a 4.11m min, floor level as required by new council laws. As you enter from Verdichio Ave, one passes through an automatic remote controlled front gate into a courtyard that easily accommodates 2 secure parking spaces. A double garage with its own remote door also allows plenty of space for an additional 2 cars, plus laundry and storage.

This West facing, waterfront home is low maintenance and perfect as a tenanted investment OR add your personal touch and it has the potential to be an entertainers dream. The outdoor areas include a wide patio the length of the house, below which there is a large salt water fibreglass pool with plenty of canal – side viewing space. Exterior sensor lighting creates a delightful evening atmosphere for pool side cocktail evenings.

The deep canal directly in front of the house has ocean access. The Council dredges the canal, sprays sand every year or two and patrols fortnightly for clean up so that the water is kept great for fishing

Main House Features:

- *3 bedrooms
- *2 Bathrooms
- *1 Kitchen

5 BED | 3 BATH | 2 CAR

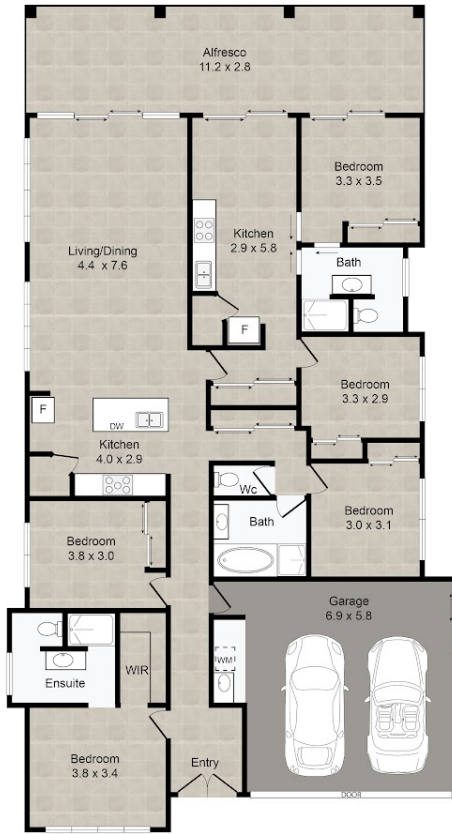
PRICE:
\$2,080,000

OPEN FOR INSPECTION:
N/A

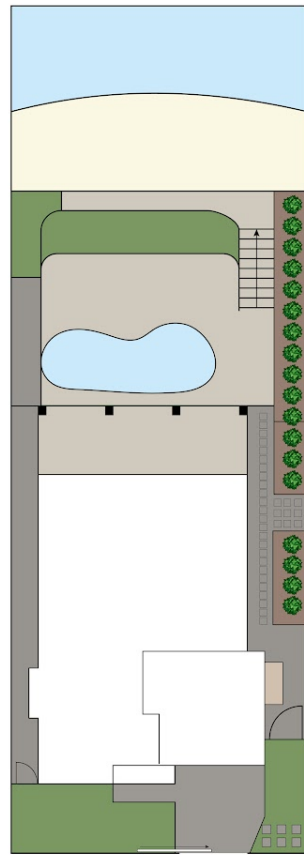


Luella Engelen
0474779450

luella@mandate2.com.au
mandate2.com.au



FLOOR PLAN



SITE PLAN

16 Verdichio Avenue , Mermaid Waters



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSE AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. IVAN FUNG PHOTOGRAPHY MAKES NO GUARANTEES REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND ACCEPTS NO LIABILITY FOR ANY INACCURACIES.

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.