



**SOLD**

## PERFECT LOCATION! WELL PRESENTED SOLID BRICK HIGHSET CORNER BLOCK HOME!

Up for grabs is this well presented & updated corner block (709 sq/m) highset home located in this tightly held precinct of Evandale Waters! It comes with a North East aspect, high ceilings and gets plenty of natural light throughout. There are approximately Eleven high end homes located in this Exclusive enclave that is close to the GC Turf Club and to just about everything!

The Living areas feature classic open plan living where Kitchen, Dining and Sitting flow seamlessly to the sparkling concrete swimming pool and an expansive paved outdoor area that comes complete with Alfresco dining and fully fenced recreational areas with gazebos and a low maintenance garden.

A well-sized, solid timber kitchen designed for the aspiring home cook feature stone benchtops, modern European style appliances lots of cupboard space.

There are also Two supersized Bedrooms, modern renovated Bathroom with Separate Toilet, Large Laundry Room, Linen Cupboard & Store Room located on the ground level.

Upstairs, there is a large Private Informal Sitting/TV Area attached to the Large Master Bedroom (Ensuite) that has a Study Nook and Walk-in-Robe.

Above the garage sits a unique Scandinavian styled Attic Bedroom that the current owners use as a guest/play room. Below and behind the garage is a relatively large "workshop". These particular areas are itching to be renovated and can provide more living space that a family can definitely enjoy.

LUG parking for 4 cars with plenty of storage space for everything. There are currently Solar Panels installed and the system is operational to ensure electrical bills are kept to the minimum!

This family home will suit Buyers whose main priorities include the need for quiet with No traffic noise, privacy and security (CCTV, Alarms,etc), And at the same time being close to everything like the Art Museum & Theater, the beaches in Surfers Paradise & Main Beach and major shopping, entertainment areas and schools. Getting to the M1 is a breeze!

**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
**\$1,450,000**

**OPEN FOR INSPECTION:**  
**N/A**

@realty

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# 7 MERCEDES PL, BUNDALL



LOWER FLOOR INTERNAL AREA: 209 M<sup>2</sup> | UPPER FLOOR INTERNAL AREA: 75 M<sup>2</sup> | EXTERNAL AREA: 71 M<sup>2</sup> | TOTAL AREA: 355 M<sup>2</sup>

This plan is not to scale and is for illustrative purposes only. Dimensions and areas are approximate. All information contained herein is gathered from sources www.reps4u.com.au believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.