



## FOR LEASE

### A STYLISH DUPLEX SITUATED ON A LARGE BLOCK JUST MINUTES FROM THE BEACH

With its dramatic high vaulted ceilings and light-drenched living area, this thoughtfully designed duplex offers a blend of modern style and functional living. Boasting an expansive central open-plan living area that effortlessly transitions through French doors to a large covered alfresco deck surrounded by an oversized private backyard, this unique property is perfectly designed for effortless indoor-outdoor living. Better yet, this property will be freshly repainted throughout and will receive beautiful new oak hybrid flooring prior to the commencement of the new tenancy.

Centrally located and within close proximity to local schools, shopping precincts, restaurants, cafes, parks and some of the best beaches the Gold Coast has to offer, this sought after locale offers a relaxed coastal lifestyle and all the facilities you'll ever need, right on your doorstep.

Rental applications may be submitted via the link below prior to attending an inspection:

\*\*<https://myatrealty.com/v2/properties/1115371/rental-application-landing-page>\*\*

Property hallmarks include:

- a light and airy central open-plan living area boasting high vaulted ceilings;
- an expansive covered alfresco deck featuring cathedral ceilings - perfect for year-round entertaining and relaxation;
- a seamless indoor/outdoor flow with cool sea breezes flowing throughout;
- a massive, fully fenced backyard perfect for children and pets;
- a master bedroom including a ceiling fan and access to a two way bathroom;
- a stylish character kitchen featuring an island preparation bench with pendant lighting;
- a loft with attic storage;
- reverse cycle air-conditioning in the living area;
- a garden shed;
- a single lock up garage and additional off street parking; and
- High speed NBN internet available.

Location highlights:

- 5 minute drive to Miami Primary School and Q Super Centre
- 6 minute drive to Pacific Fair Shopping Centre The Star Casino and Broadbeach entertainment

2 BED | 1 BATH | 1 CAR

PRICE:  
\$875 per week

OPEN FOR INSPECTION:  
N/A



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2/17 Timana Avenue, Mermaid Waters  
 Int: 78m² | Ext: 31m² | Garage: 19m² | Total: 128m²  
 Bed 2 | Bath 1 | Car 1

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.