



## FOR SALE

### "LIVE BEAUTIFULLY WITH SPACE, STYLE, & THE WARMTH OF A TRUE FAMILY SANCTUARY."

#### Living with Space and Style in a Family Sanctuary

Step into refined coastal living at this magnificent double-storey residence on Fairsky Avenue, nestled in one of Mermaid Waters' most tightly held cul-de-sac enclaves. This exceptional five-bedroom, three-bathroom home delivers the perfect balance of space, style, and functionality for modern family life.

Thoughtfully designed across two expansive levels, the home features multiple living zones including generous lounges and a dedicated rumpus room—ideal for both entertaining and everyday relaxation. A separate study provides a quiet work-from-home retreat, while built-in wardrobes throughout ensure ample storage.

At the heart of the home, a well-appointed gourmet kitchen with quality appliances and dishwasher flows seamlessly to the outdoor entertaining area. Year-round comfort is assured with air conditioning, while solar panels support energy-efficient living.

#### Key Features:

- Five spacious bedrooms, including a private master suite
- Three well-appointed bathrooms, including two ensuites
- Multiple living areas plus rumpus room
- Dedicated home office/study
- Double-storey design with abundant natural light

Step outside to your own private oasis, where a sparkling in-ground swimming pool takes centre stage. The covered outdoor entertaining area is perfect for hosting family and friends, while the courtyard and balcony provide peaceful spaces to unwind.

#### Outdoor Highlights:

- Resort-style in-ground swimming pool
- Covered entertaining area for year-round enjoyment

5 BED | 3 BATH | 4 CAR

#### PRICE:

Offers Over \$1,990,000

#### OPEN FOR INSPECTION:

May 23 at 11:00am - 11:30am

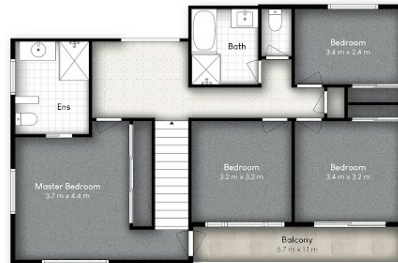


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- Legend**
- 1. Residence
  - 2. Pool
  - 3. Alfresco
  - 4. Carport

17 FAIRSKY AVENUE, MERMAID WATERS



Internal: 296m<sup>2</sup> | External: 38m<sup>2</sup> | Total: 334m<sup>2</sup>

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



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.