






7 Seabeach Avenue, Mermaid Beach

5  3  4 

## SOLD BY HELEN TELFER

Positioned in one of Mermaids Beach's most tightly held streets, this five-bedroom, 3 bathrooms home with study offers the ultimate in beachside family living - just 100 metres from the golden sands and surf.

The heart of the home boasts generous open plan living and dining zones, complimented by a modern kitchen with ample storage and effortless entertaining.

Perfect for growing families with multiple indoor and outdoor living spaces with a stunning lap pool and spa creating your own private oasis to relax and unwind.

The master suite offers a peaceful retreat with huge en-suite and fabulous dressing room/walk in robe with its own balcony.

Enjoy the ultimate lifestyle with morning walks on the beach, coffee at nearby cafes and enjoy the best of Gold Coast living where every day feels like a holiday in this prime location only 1.5 klms to Pacific Fair Shopping Centre.

Be in quick or it will be snapped up before you know it!

### FOR SALE

Offers Over \$4,200,000

### AGENTS

Helen Telfer  
0411 396 950  
helen@ljhookersgc.com.au

### AGENCY

LJ Hooker Southern Gold Coast  
(07) 5534 4033

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features:

- 5 Generous Bedrooms
- 3 Modern Bathrooms
- Open Plan Living
- Work from home Study
- Fabulous Kitchen
- Soaring Ceilings
- Ducted Air Conditioning
- Gas Cooktop
- Gas Hot Water
- Lap Pool
- Stunning Outdoor Entertainment area

Rates: \$4,488.27 half yearly  
Rental Appraisal: \$2,700 per week approx.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

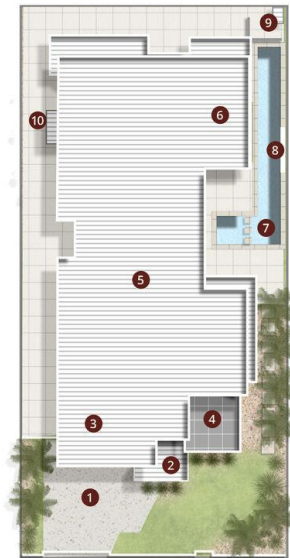
**MORE DETAILS**

Property ID                    1V6DF47  
Property Type                House

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**SEABEACH AVENUE Site Plan**

- Legend
- 1. Driveway
  - 2. Entrance Porch
  - 3. Double Garage
  - 4. Balcony
  - 5. Residence
  - 6. Alfresco Patio / Balcony
  - 7. Spa & Swimming Pool
  - 8. Water Feature
  - 9. Pool Pump
  - 10. Shed ( 0.8m x 1.5m)



7 SEABEACH AVENUE  
Mermaid Beach

Internal, Garage 338m<sup>2</sup>  
External 75m<sup>2</sup>  
Total Area (Approx.) 413m<sup>2</sup>  
Land Area 439m<sup>2</sup>

- 5 + Study
- 3
- 2 + Off-street

**BIANCO STUDIO** *Social Lab*

**Disclaimer**  
This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

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