







207 Sunshine Bvd, Mermaid Waters

Under Contract - Thank you for your Interest.

An Outstanding Opportunity to Complete a Brand-New Luxury Home in Mermaid Waters Gold Coast Queensland.

A rare opportunity has emerged to secure this substantial brand-new residence in highly sought-after Mermaid Waters, currently approximately 80% completed and now being offered for sale under Mortgagee in Possession instructions.

Architecturally designed on an impressive scale featuring six bedrooms and four bathrooms, this impressive home presents an exceptional opportunity for builders, investors or owner-occupiers looking to complete an outstanding residence and capitalise in one of the Gold Coast's most desirable residential locations.

With majority of the construction and hard work already completed, the property provides the incoming purchaser with the opportunity to take control of the final stages, adding their finishing touches and complete this magnificent family home and enjoy the reward.

Approved plans are available upon request and the schedule of finishes to assist with the finalisation process to this masterpiece. This

6 4 2

FOR SALE
Mortgagee in Possession - Must Be Sold

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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home has a completed, separate, and private guest quarters or independent living accommodation just ideal for multi-generational living or rent out for an additional income stream. Why start a new build or begin to renovate when you can step into this where most of the hard work and expense have been completed.

Property Highlights

- Mortgagee in Possession - EOI - Expires 8th October.
- Brand-new residence approximately 80% completed
- Impressive six-bedroom, four-bathroom configuration
- Expansive proportions designed for large or extended families
- Contemporary architectural designed
- Multiple living and entertaining spaces
- 288 m2 under roof living on 613m2 of prime land
- Large office and massive theatre room
- Fantastic Entertainers Home
- Multiple living zones and outside areas
- Separate balcony and kids retreat up stairs
- Opportunity to personalise the remaining finishes
- Significant amount of construction already completed
- Kitchen and Landscaping require design and completion
- Electrical mostly completed throughout
- Bathrooms are near complete as per photos
- Pool and Spa require completion however the big money has been spent here also
- Positioned in prestigious Mermaid Waters, 1 min walk to shops and 4.5 klm to beach
- Pacific Fair, The Star Gold Coast, Broadbeach dining and entertainment, leading schools, and major transport connections all close by.

A Rare Opportunity That Demands your Attention

Properties of this scale in Mermaid Waters are tightly held, and opportunities to acquire a near-complete, brand-new six-bedroom residence under Mortgagee in Possession circumstances are exceptionally rare.

For the astute purchaser, this represents an opportunity to acquire a substantial new home, complete the remaining works and unlock the property's full potential.

Buyers are encouraged to act immediately and inspect as our instructions have been made very clear that all interested parties are required to put their best and final offer forward by Thursday 8th October 5 pm.

Contact Exclusive Agents today for further information, Private inspection arrangements and to move yourself closer to this fantastic opportunity that has presented itself to a fortunate buyer.

Disclaimer: Buyers should undertake their own investigations regarding the current stage of construction, outstanding works, approvals, certifications, costs to complete and all other matters relevant to the property prior to submitting their offer.

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MORE DETAILS

Property ID	PH3HHD
Property Type	House

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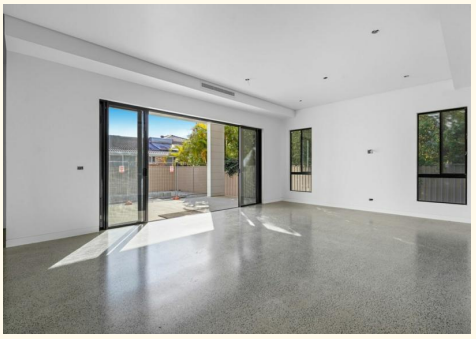







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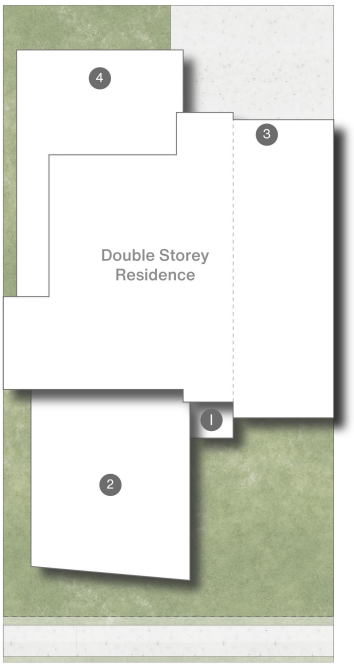
1 Porch
2 Garage
3 Alfresco
4 Apartment







207 Sunshine Boulevard **MERMAID WATERS**

6 | 4 | 2 | 288m² | 613m²

NORTH

DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.

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