



Mermaid Waters, 26 Bordeaux Parade

Deceased Estate Auction in Sought-After Mermaid Waters

Nestled in the heart of Mermaid Waters, 26 Bordeaux Crescent presents an outstanding opportunity for renovators, builders, or investors looking to capitalize on this premium location. Whether you choose to renovate and modernize the existing home or start fresh with a brand-new luxury build, this property offers endless potential.

Situated on a 577m2 block in a quiet, family-friendly street, the home provides the perfect foundation for a stylish transformation. With solid bones and a spacious layout, renovators can reimagine the interiors, enhance outdoor living spaces, and create a contemporary haven in one of the Gold Coast's most desirable suburbs. Alternatively, those looking for a fresh start can take advantage of the land's potential to design and construct a dream home that maximizes space, light, and lifestyle.

Location is key, and this address delivers in every way. Just moments from Pacific Fair Shopping Centre, you'll enjoy world-class retail, dining, and entertainment at your



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For Sale
SOLD PRIOR TO AUCTION

View
ljhooker.com.au/ZZAF4K

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fingertips. The golden sands of Broadbeach and its vibrant nightlife, as well as The Star Casino, are just a short drive away. Excellent schools, parks, and waterways are also close by, making this an ideal spot for families and lifestyle seekers alike.

Featuring:

- 3 spacious bedrooms
- In ground pool
- Spacious backyard
- Plenty of undercover parking options
- Solar
- Unbeatable location —a stone's throw to Pacific Fair
- Easy access to Broadbeach and the stunning beaches

Key Financial Information:

- GCCC Rates: \$3,000 per year approx
- GCCC Water Rates: \$2,720 per year approx

Auction will be held on-site Thursday 24th April at 12pm.
This is an excellent opportunity for investors, owner occupiers or developers alike. Contact Alex on 0411 510 099 for more information!

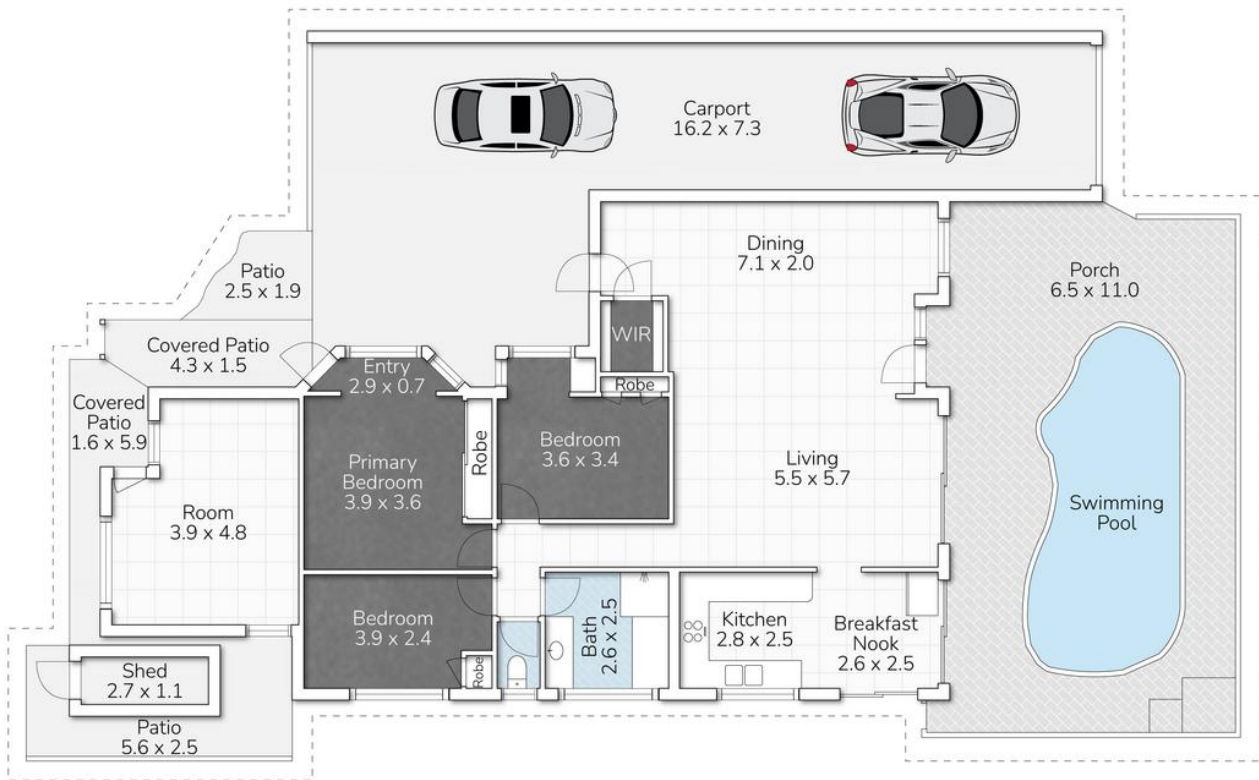
More About this Property

Property ID	ZZAF4K
Property Type	House
House Size	276 m2
Land Area	577 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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26 BORDEAUX PARADE, MERMAID WATERS

3 Bed
 1 Bath
 2 Car

Internal 129m² | Externals 147m² | Total 276m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.