



1 Tween Court, Mermaid Waters

## Brand-New 4 Bedroom luxury home reduced for Immediate Sale

An incredible opportunity exists to secure the ultimate coastal lifestyle in Mermaid Waters - this beautiful architect-designed, recently completed two-storey villa blends sophistication, comfort, and effortless appeal. This four-bedroom home is positioned in a quiet cul-de-sac, with the upper level capturing serene water and parkland views. Just moments from boutique cafés, restaurants, the beach, major shops, and transport, this property is a rarity, all the hard work has been completed, be the first to move in and enjoy this magnificent architecturally designed abode.

Upon arrival, the striking limestone feature wall draws you in, leading to an open-plan living area bathed in natural light from large picture windows. A private, low-maintenance garden with a sparkling plunge pool seamlessly bridges the indoor and outdoor spaces - ideal for relaxing or alfresco entertaining and capturing the beautiful morning sun. Surrounded by picturesque parkland, this luxurious villa stands out as both a dream home and a savvy investment in this prime location.

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**FOR SALE**  
\$1,900,000

### AGENTS

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### AGENCY

LJ Hooker Broadbeach  
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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The ground floor unfolds into a stunning designed living, dining, and coastal-chic kitchen area. The kitchen island is a centerpiece with its dramatic curved appeal with overhead statement pendant lighting, premium Smeg appliances, brushed nickel fittings, integrated dishwasher, and oversized walk-in pantry - it's perfect for entertaining family and friends in style.

Upstairs, you'll find a versatile second living room or office/study area, plus a serene master suite overlooking the wide water and park. Its private ensuite feels spa-like, complete with double vanity, separate toilet, wet zone including a dual-shower and indulgent freestanding bath. Three additional generous bedrooms, each with mirrored built-in robes, are serviced by a well-appointed main bathroom featuring another freestanding bath and separate toilet. Neutral palettes and high-end finishes flow throughout the well-designed home. Zoned ducted air conditioning ensures comfort year-round, a large laundry with functional bench and cabinetry and a double lock-up garage adds convenience with ample storage throughout.

#### Key Features

- Brand new designed two-storey villa with seamless indoor-outdoor flow - be the first to move in!
- Four spacious bedrooms and two luxurious bathrooms (including two freestanding baths) plus powder room
- Designer kitchen with curved island, premium Smeg appliances, integrated dishwasher, and walk-in pantry
- Private plunge pool & low-maintenance landscaped garden all fenced, private and secure
- Abundant natural light and zoned ducted air conditioning, large windows throughout capturing all day breezes
- Large laundry with custom cabinetry providing a variety of storage options
- Double lock-up garage with secure internal access and off-street parking for 2 more vehicles
- Peacefully positioned in a quiet cul-de-sac, this stunning villa boasts tranquil views over the lake and surrounding parklands.
- " Moments from the beach, cafés, shops, public transport, and Q Super Centre

Brand new homes with this level of charm and distinction are truly special and a rare find.

This magnificent home is sure to capture hearts-don't miss this opportunity to make it yours. We have been given clear instructions this beautiful home must be sold.

Call to organise your private inspection or visit the Open Home.

#### MORE DETAILS

Property ID	P8AHHD
Property Type	Townhouse
House Size	242 m2

#### Matt Conduit 0418 741 949

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GROUND FLOOR

FIRST FLOOR

1 Tween Court MERMAID WATERS

4 | 2 | 2 | 243m<sup>2</sup>

**LJ Hooker** Broadbeach

All dimensions are approximate: they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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