



### 3 Reef Court Mermaid Waters QLD

4 2 4

A unique opportunity to acquire a waterfront home in one of the coast's most desirable waterfront suburbs. A internally renovated single level home representing exceptional waterfront value in a highly sought after pocket of Mermaid Waters. Wide water views, fully fenced to the water allowing plenty of room for children and pets.

**Price** : \$ 1,728,000  
**Land Size** : 835 sqm  
**View** : <https://www.astras.com.au/sale/qld/gold-coast/mermaid-waters/residential/house/7129036>

Walking distance to Merrimac State High School and the newly developed Lakes precinct. This 4-bedroom, 2-bathroom home is surrounded by larger, newer waterfront homes and therefore ensuring future value. Recently renovated internally with new bathrooms, paint, new tiles to living areas, timber floors to all bedrooms.

Features at a glance:  
 ? 835m2 block with over 20 metres to water  
 ? 4 bedrooms and 2 bathrooms



**Oresti Astras**  
 07 5593 2038



**Norman Tang**  
 07 5593 2038



**LEGEND**

- 1. Store | 2. Gatehouse
- 3. Double Carport | 4. Open-Air Patio
- 5. Entry Pathway | 6. Entry Porch
- 7. Covered Waterfront Patio | 8. Waterfront Yard



**ASTRAS**  
prestige property

Oresti Astras  
0412 725 047

3 Reef Court  
MERMAID WATERS

- 835m<sup>2</sup>
- 4 Bed
- 2 Bath
- 4 Car

Internal 216m<sup>2</sup>  
Covered Externals 106m<sup>2</sup>  
Total 322m<sup>2</sup>

**pdc.**  
space brought to life

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)