

# amir prestige



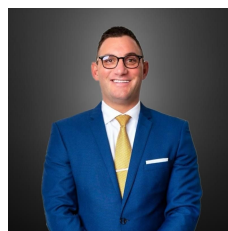
## 1 Montebello Court Mermaid Waters QLD

4  2  2 

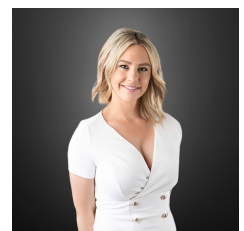
Rarely will you find a single level home that so effortlessly fuses easy living and entertaining with subtle sophistication. Showcasing contemporary, light-filled interiors, which ensures everything appears fresh and fabulous, its been fully renovated and is ready for you to move straight in. Enjoy its designer kitchen with Smeg appliances and Carrara marble splashbacks accompanied by stone bench tops as well as living zones enhanced with custom VJ panelling. Four bedrooms also feature, with a north-facing master suite accompanied by a luxe ensuite with rain shower, walk-in robe, ceiling-height sheer curtains and direct pool access. Three additional bedrooms boast bespoke wardrobes with brushed metal finishes, with the main bathroom enriched by a custom hardwood timber vanity, stone benchtops, quality tapware and a freestanding

**Type** : House  
**Building Size** : 286 sqm  
**Land Size** : 783 sqm  
**View** : <https://www.amirprestige.com.au/sale/ql-d/gold-coast/mermaid-waters/residential/house/7254072>

[For full version visit the website](https://www.amirprestige.com.au)

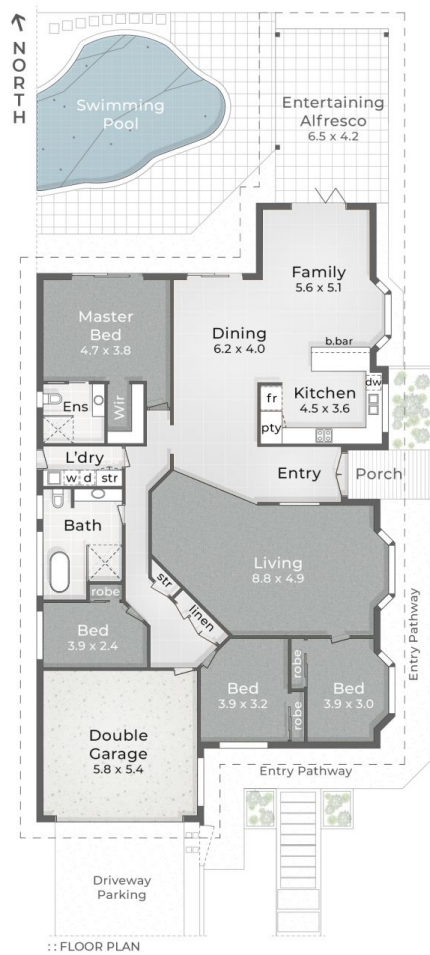


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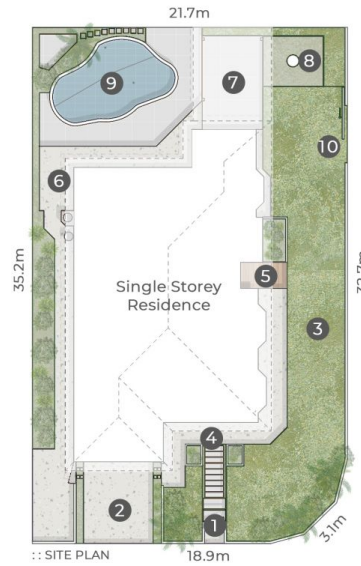
**Tara Engelmayer**  
07 5532 9996

<https://www.amirprestige.com.au>  
Gold Coast Luxury Real Estate



LEGEND

1. Entry Gate | 2. Driveway Parking  
3. Fenced Yard | 4. Entry Pathway  
5. Entry Porch | 6. Drying Court  
7. Entertaining Alfresco | 8. Fire Pit  
9. Swimming Pool | 10. Sliding Gate (4.0m)



MONTEBELLO  
COURT

**amir  
prestige**  
PROPERTY AGENTS

Tara Engelmayer  
0474 119 607

1 Montebello Court  
MERMAID WATERS

-  783m<sup>2</sup>  
 4 Bed  
 2 Bath  
 2 Car  
 + Off-Street

Internal 257m<sup>2</sup>  
Porch & Alfresco 29m<sup>2</sup>  
Total 286m<sup>2</sup>

pdc.

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