

amir prestige



4 Cadence Avenue Mermaid Waters QLD

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This highly sought-after North-facing waterfront property exudes 80's charm and consists of an expansive 810m² block with dual living. Perfectly situated to capture breathtaking water views, this home is ideal for families or investors looking for a unique dual living opportunity.

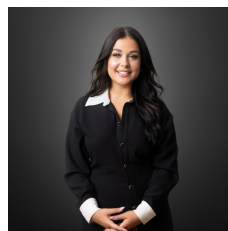
Price : SPRING AUCTION EVENT

View : <https://www.amirprestige.com.au/sale/qld/gold-coast/mermaid-waters/residential/house/8106127>

Key Features include:

Ample parking space with a 3-car garage (2 usable for car parking and one for storage/workspace) and an additional driveway space for 3 cars. Energy Efficient Equipped with a 6.4 KW solar system and a Solar Hart 300L system. Climate Control, Ducted air conditioning downstairs and fans throughout both levels ensure year-round comfort.

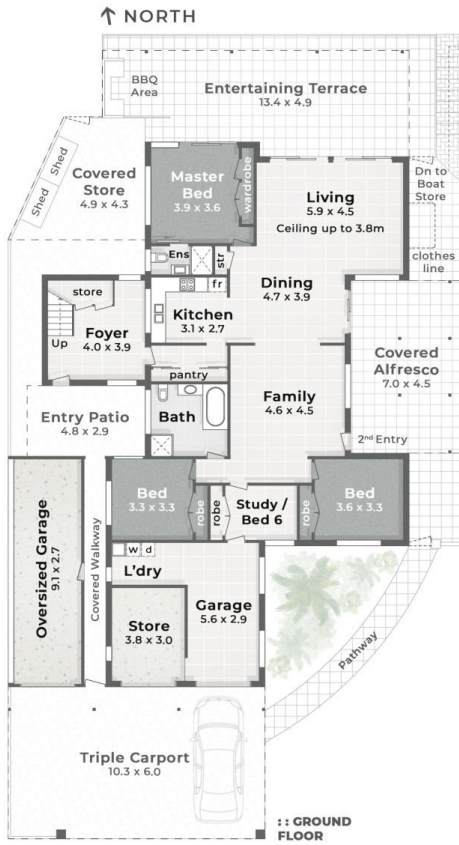
Dual Living Potential - Fully separate entrances to upstairs and downstairs through a central staircase void, offering



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- LEGEND**
- 1. Triple Carport | 2. Oversized Garage
 - 3. Entry Patio | 4. Covered Store & Sheds
 - 5. Side Access Gates | 6. Covered Alfresco
 - 7. Entertaining Terrace | 8. Veggie Gardens
 - 9. Waterfront Yard | 10. Boat Store & Ramp
 - 11. PV Solar Panels

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4 Cadence Avenue
MERMAID WATERS

810m² | 6 Bed | 3 Bath | 5 Car + Boat Store

Internal 295m² | Oversized Garage 29m²
Covered Externals & Balcony 216m² | Boat Store 23m²

Total 563m²

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