

128 BARRIER REEF DRIVE | MERMAID WATERS



4
BED

2
BATH

4
CARS

A PLACE TO CALL HOME

AGENT: Sam Westaway  0404 901 465

 **first national**
REAL ESTATE | On The Coast

A CONTEMPORARY HIGH-END HOME



WELCOME

On behalf of our vendors and First National On The Coast, we would like to welcome you to our open home.

We conduct our open houses in a way that is non-intrusive to allow you to take your time to look in detail without being pestered by an agent.

When you are ready, feel free to approach me with any questions. Whether you are researching the area for the purpose of buying or selling, we're here to assist you.

Please let us know if you are interested in the home, or if you would like a copy of the sale contract, we can email this to you today.

It is important to note that we are currently running at over a 90% clearance rate and have been for the last 12 month, so it is imperative that you inform us of your interest to allow us to keep you constantly informed on how the sale of this property is progressing. We don't want you to miss out.

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THE SAM WESTAWAY TEAM
We Put You First

PURCHASING DETAILS

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BUILDING AND PEST INSPECTOR PREMIER BUILDING REPORTS
Scott Hayes
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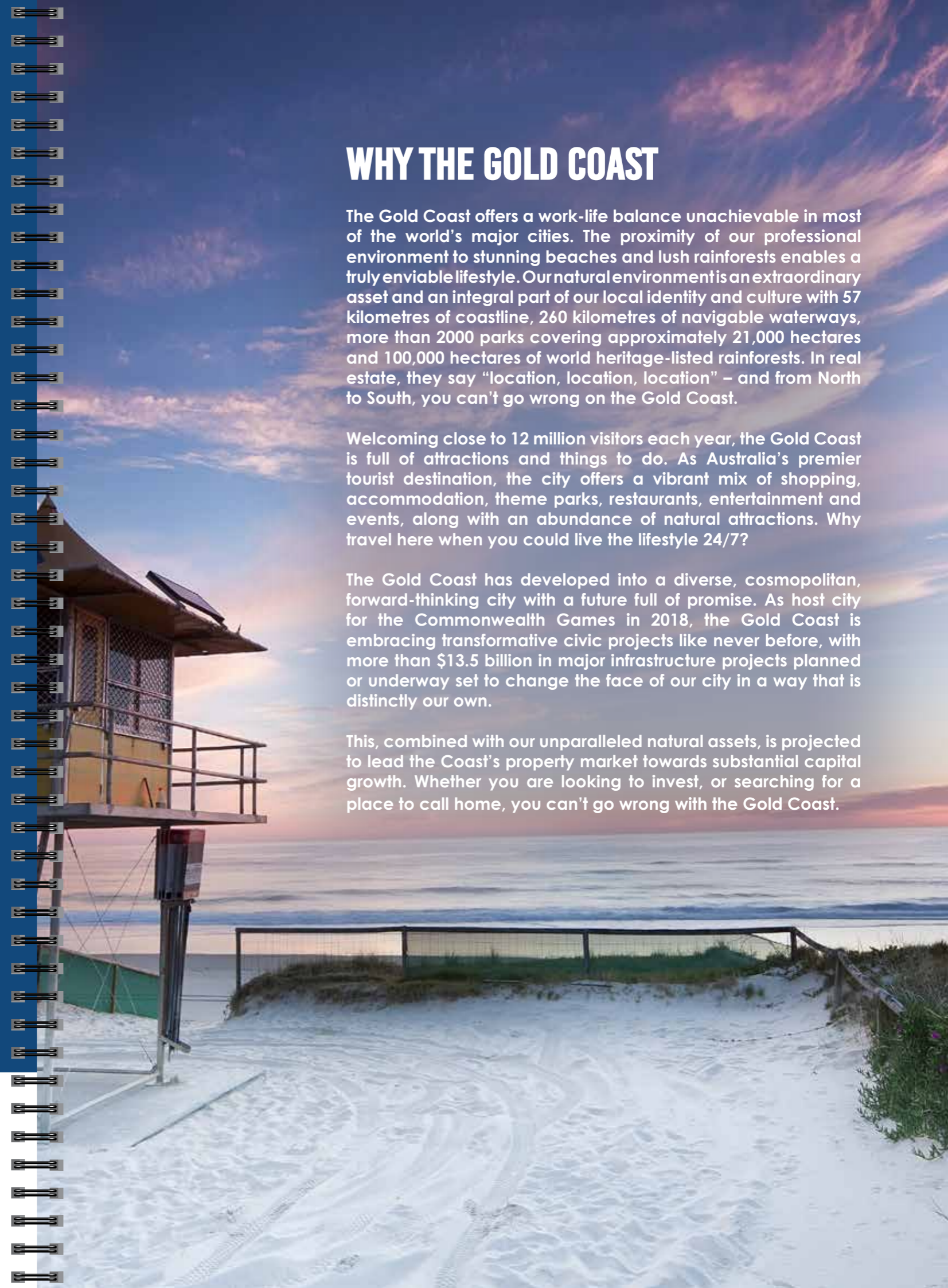
WHY THE GOLD COAST

The Gold Coast offers a work-life balance unachievable in most of the world's major cities. The proximity of our professional environment to stunning beaches and lush rainforests enables a truly enviable lifestyle. Our natural environment is an extraordinary asset and an integral part of our local identity and culture with 57 kilometres of coastline, 260 kilometres of navigable waterways, more than 2000 parks covering approximately 21,000 hectares and 100,000 hectares of world heritage-listed rainforests. In real estate, they say "location, location, location" – and from North to South, you can't go wrong on the Gold Coast.

Welcoming close to 12 million visitors each year, the Gold Coast is full of attractions and things to do. As Australia's premier tourist destination, the city offers a vibrant mix of shopping, accommodation, theme parks, restaurants, entertainment and events, along with an abundance of natural attractions. Why travel here when you could live the lifestyle 24/7?

The Gold Coast has developed into a diverse, cosmopolitan, forward-thinking city with a future full of promise. As host city for the Commonwealth Games in 2018, the Gold Coast is embracing transformative civic projects like never before, with more than \$13.5 billion in major infrastructure projects planned or underway set to change the face of our city in a way that is distinctly our own.

This, combined with our unparalleled natural assets, is projected to lead the Coast's property market towards substantial capital growth. Whether you are looking to invest, or searching for a place to call home, you can't go wrong with the Gold Coast.



FEATURES AT A GLANCE



ABOUT THIS HOME

128 Barrier Reef Drive is a stunning contemporary family residence that offers the perfect blend of size both inside & out, an unbeatable central location and a high end quality refurbishment that is sure to impress.

- Completely refurbished kitchen with Caesarstone benches, 2Pac cabinetry, soft close drawers & modern appliances
- The living, dining and family rooms surround the kitchen and open onto the covered outdoor entertaining area
- A huge flyover roof, French bi-fold doors, massive grassy yard and a north facing salt water pool highlight the outdoor entertaining space
- Stunning matte finish non-slip porcelain tiles throughout the living space and the 4th bedroom
- Ducted air conditioning and LED down lighting throughout
- Four large bedrooms
- The master suite includes a walk in robe with well designed cabinetry and an incredible open modern ensuite
- Double lock up automatic garage plus double carport

Positioned on a truly massive and highly sought after 843m2 parcel of flat land, the potential of future duplex development will have blocks of this size in high demand and poised for growth well into the future. Barrier Reef Drive is one of Mermaid's most sought after streets, snaking its way around the popular fresh water Lake Hugh Muntz and the picturesque parks and walking tracks that line its shores will be yours to enjoy. The home is easy walking distance to the Q Super Centre and just moments to local schools, Pacific Fair and our unbeatable coastline.

WHAT THE SELLERS LOVE ABOUT THE HOME

- The huge new kitchen that overlooks the living, dining and pool area
- The ultra-convenient location and being only walking distance to Q Super Centre
- The vaulted ceilings and almost wall to wall doors and bi-folds that open outdoors
- The north facing pool and massive flyover roof that makes for a great outdoor entertaining space
- The oversized flat block and large house was bigger than anything else out there when they were buying
- The vendors refurbished this home thinking that they would be here forever, however plans have changed and they are very sad to see it go!

◆ LAND SIZE	843 m ²
◆ RENTAL APPRAISAL	\$900-\$950 per week
◆ COUNCIL RATES	\$1,974 pa approx
◆ WATER RATES	\$1,654 pa approx
◆ YEAR BUILT	Late 80's

WORDS THAT DESCRIBE THIS PROPERTY

HIGH-END
HOMELY
PRIVATE
LOW MAINTENANCE
FAMILY FRIENDLY
ENTERTAINER
CONTEMPORARY
INDOOR/OUTDOOR



FLOOR PLAN



Total Floor Area 406.2m² or 43.7sqs

Internal Floor Area 181m²

Alfresco Area 54.4m²

Patio Areas 29.2m²

Pool Area 106.7m²

Porch 11.3m²

U/Cover Drive 23.6m²

Ceiling Height 2.4m



Energy Efficient Home with Hot Water Solar system

Land Size 843m²

Floor Plan 1 of 2



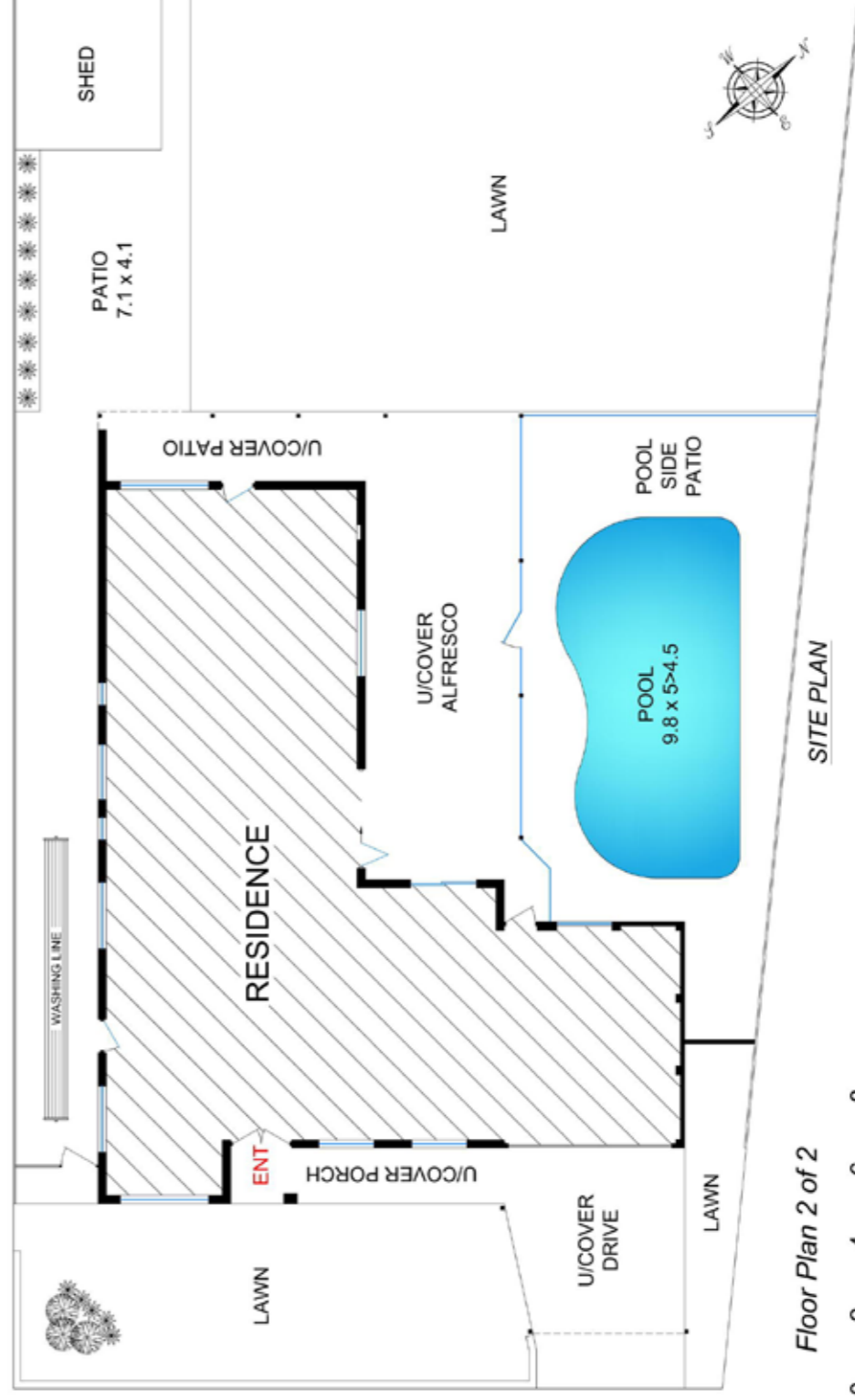
Gold Coast Floor Plans

Scale in Meters. Dimensions are approximate. Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

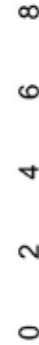
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SITE PLAN



Floor Plan 2 of 2



Gold Coast Floor Plans

Scale in Meters. Dimensions are approximate. Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

Land Size 843m²

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PROPERTY INCLUSIONS

HOUSE

- A huge family friendly layout featuring multiple interior living and dining areas
- A massive covered outdoor entertaining area, north facing pool & large yard
- A great master bedroom with walk in robe and an incredible new ensuite
- The completely refurbished kitchen is a home chef's dream
- An above average 843m² block of flat low maintenance land prime for development in years to come
- Newly refurbished to the highest of quality
- Ducted air conditioning throughout the entire house
- Stunning matte finish non-slip porcelain tiles throughout
- Solar hot water system
- House has been fully rewired
- LED lighting throughout
- New TV antenna, TV points, power points and light switches throughout
- New doors, skirting boards, architraves and doors throughout
- New gutters and fascia
- Security screens & blackout blinds throughout
- Recently repainted inside and out

ENTRY

- Covered portico with security light
- Double entry and security doors
- Mirrored wall in the entry foyer

FAMILY & DINNING

- Stunning porcelain tiles
- Ducted air
- LED downlights
- Security screens and blackout roller blinds
- Three alternate TV points
- Eight power points
- Dining joins kitchen an outdoor entertaining & pool area

LIVING

- Beautiful French bi-fold doors with security screens open onto the outdoor entertaining and pool area
- Joins kitchen and breakfast bar
- Stunning porcelain tiles
- Ducted air
- LED downlights
- TV point
- Six power points

KITCHEN

- Brand new and professionally fitted
- Massive 1.2 meter wide Caesarstone benchtop and breakfast bar
- Beautiful glass splashback
- Double stainless steel sink with high-end Oliveri removable tap head
- Fisher & Paykel electric stove and wall oven
- 2Pac finishing
- Soft close drawers
- 90cm fridge space
- Ducted air
- Skylight and LED downlights
- Stunning porcelain tiles
- Six power points
- Overlooks living and outdoors

MASTER BEDROOM

- Huge walk in wardrobe with built in cabinetry
- Privately positioned at the rear of the home
- Private access to the rear yard (with security door)
- Luxury wool carpet
- Ducted air
- LED downlights
- Blockout roller blinds
- TV wall mount
- Eight power points

ENSUITE

- Beautiful open layout from the master bedroom has been completely reconfigured
- Stunning floor to ceiling tiles
- New contemporary fittings including toilet and double vanity with storage
- Huge frameless glass walk in double shower with dual waterfall & removable shower heads

BEDROOMS 2, 3 & 4

- All feature double wardrobes (bed 4's is a huge 1m deep)
- Bedrooms 2 & 3 are carpeted | Bedroom 4 is tiled
- Bedrooms 2 & 3 feature ceiling fans
- Bedrooms 3 & 4 feature TV points
- All bedrooms feature ducted air
- All bedrooms feature LED downlights
- All bedrooms feature blackout roller blinds

BATHROOM

- Terracotta tiles
- Vanity with ample storage and bench space
- Shower & bathtub
- Separate renovated toilet

LAUNDRY

- Terracotta tiles
- Built in floor to ceiling storage shelves
- Oversized with potential to transform into 3rd bathroom/ensuite to bedroom 3

OUTDOORS

- Sparkling North facing salt water pool with new frameless glass fence
- Huge poolside covered entertaining area with French bi-fold doors to the interior living room
- Massive new flyover patio roof with LED lights completes the rear entertaining areas
- Oversized low maintenance & fully fenced level yard is perfect for kids and pets (or a granny flat!)
- Under covered outdoor areas adjoin all interior living spaces & master bedroom offers perfect indoor/outdoor lifestyle

- Four outdoor power points under patio
- Two garden/pool equipment sheds
- Colourbond fence
- Front and rear security sensor lights

CAR ACCOMMODATION

- Double automatic lockup garage
- New double carport in front of garage

CLOSE TO ME

PUBLIC TRANSPORT

- 100m Bus lines 751, 752, 753 & 754
- 2.7km Broadbeach South Light Rail Train Station

LOCAL AMENITIES

- 0.22 km Morialta Park
- 0.5 km Lake Hugh Muntz
- 1.6 km Surfers Paradise Golf Club
- 2.5 km The Colonial Golf Course
- 2.5 km Pizzey Park
- 2.5 km Miami Pool
- 3.2 km Miami Marketta
- 3.3km Burleigh Golf Club
- 3 km Mermaid Beach
- 3.2 km Broadbeach
- 2.7 km The Star Casino

SCHOOLS

- 1.33 km Merrimac State High School
- 1.49 km St Vincent's Primary School
- 3.3 km Miami State School
- 2.6 km Robina State School
- 2.9 km Broadbeach State School

SHOPPING CENTRES

- 2.2 km Q Super Centre
- 1.75 km Mermaid Waters Shopping Village
- 2.37 km Waterways Shopping Centre
- 4.5 km Miami One
- 2.6 km Carrara Markets
- 2.03 km Pacific Fair Shopping Centre
- 3.66 km Robina Town Centre
- 3.12 km Oasis Shopping Centre

PURCHASING STEPS

STEP 1: PROVIDE AGENT WITH YOUR FULL DETAILS SUCH AS:

- Full names including any middle names of all parties to be listed on the contract
- The deposit amount (maximum 10% of purchase price) and the method in which you will pay (eg: electronic transfer)
- The name of your chosen conveyancer (can be decided later)
- Name and contract details of your lending institution (if required)
- Determine if your contract will be subject to any conditions
- Determine what your settlement terms will be

STEP 2: DECIDE IF YOU ARE GOING TO OBTAIN A BUILDING AND PEST REPORT

Before purchasing any property (in particular a stand along home) most buyers will elect to obtain and independent Pest and Building report from a qualified inspector. Please note that this report is a complete list of defects on the home and is very different to the feature brochure received by our agency. The purpose of this report, is to uncover any major structural defects or serious termite activity in the home. Most buyers are shocked with the report they receive on any property as it can very easily be misinterpreted, e.g. "the home is 34 years old and there is some cracked tiles and some of the kitchen cabinetry is jamming" This is very typical for a home of this age and is a maintenance issue rather than a major structural defect, the point to remember here is that all homes at one time or another require maintenance, and this is known as capital improvement.

STEP 3: CONFIRM YOUR TIMEFRAMES FOR YOUR TERMS AND CONDITIONS

- Building & Pest Inspection (standard term – 7 days from contract date)
- Finance (standard term – 14 days from contract date)

STEP 4: NOTIFY YOUR LENDING INSTITUTE OF YOUR PURCHASE DETAILS (IF REQUIRED)

It is advised that a pre- approval of finance from your lending institute should be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet may require a valuation. Don't be alarmed if your lending institution request a valuation by a registered property valuer. This is normal practise of lending institutions, and serves as confirmation of the agreed sale price. Ensure that your lending institute has factored in stamp duty & mortgage insurance calculations into your loan.

STEP 5: MEET WITH THE AGENT TO MAKE A FORMAL OFFER

Once you have decided on the terms of your offer, it is important to make your offer formal by way of stipulating your terms on contract. Remember, a verbal offer is only worth the paper it is written on and may not be taken seriously by the vendor.

STEP 6: NEGOTIATING A PURCHASE

Once your offer has been presented to the vendor, both parties will need to negotiate until an acceptable price has been found and each party is happy. It is important you have done your research so your offer reflects the comparable market evidence in the area.

IN SUMMARY

Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and in need of advice, please feel free to contact myself or any of my team with questions that you may have.

We are available to assist you.



SURROUNDING SALES EVIDENCE

RECENT SALES

	ADDRESS	BEDS	BATHS	CARS	AREA	SOLD DATE	SOLD PRICE
1	24 Firmin Court, Mermaid Waters	4	2	2	614m ²	17 Nov 17	\$995,000
2	55 Wild Duck Drive, Mermaid Waters	4	3	2	732m ²	16 Jun 17	\$1,005,000



The above has been furnished to us by the Vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

NOTES:

THE SAM WESTAWAY TEAM
We Put You First