

1/44 Venice Street, Mermaid Beach, Qld 4218



Sold Duplex/Semi-detached

Friday, 3 November 2023

1/44 Venice Street, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 142 m2

Type:

Duplex/Semi-detached



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Contact agent

Ideally located with the surf and sand of Mermaid Beach mere footsteps away, this is a prime opportunity to secure your slice of coveted beachside real estate. In a boutique block of only four, this property offers the perfect opportunity to live in as is, invest, or renovate to create your dream space. Presenting a spacious open plan living and dining area on the ground level, opening out to a peaceful and private courtyard, perfect for enjoying the space to relax or entertain guests. Three spacious bedrooms are located on the top level, the master complete with built in robe and ensuite, and enjoying a shared balcony with the second bedroom. A third bathroom downstairs provides the ultimate convenience coming home from the beach - perfect to rinse off the salt and sand after a day in the sun. Experience the best of a beachside lifestyle, with an easy stroll to patrolled beaches and Mermaid Beach Surf Life Saving Club. Enjoy your morning coffee with BamBam Bakehouse just around the corner, along with the vibrant dining and retail precinct of Nobbys Arc, along with an array of other cafes, medical facilities, business amenities and shopping centres, including Pacific Fair.

Property Specifications:

- Solid brick construction in a boutique block of only 4
- Three generously sized bedrooms, master with ensuite
- Three bathrooms with additional separate toilet
- Spacious open plan living and dining area opening onto porch
- Shared balcony between master and second bedroom
- Convenient storage space located under stairs
- Secure lock up garage with internal access, perfect for additional storage
- Low maintenance courtyard perfect to relax or entertain
- Perfect opportunity to live in as is, invest, or renovate and create your dream space
- Ample public transport nearby, including light rail

Council Rates: Approx. \$3,250 half yearly
Water Rates: Approx. \$1,590 yearly
Body Corp: Approx. \$60.00 weekly
Rental Appraisal: \$900-\$1000 per week

Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes