

# 1/45 Surf Street, Mermaid Beach, Qld 4218

## Townhouse For Sale

Saturday, 18 November 2023

1/45 Surf Street, Mermaid Beach, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 168 m2

Type: Townhouse



Nat King  
0403042677



Paulette Koriacos  
0456778678

**\$1,388,000**

1/45 Surf Street, Mermaid Beach 4218 Rarely do we come across properties with such remarkable investment potential. This exclusive opportunity makes its debut on the market for the first time in 18 years! Presented by a motivated seller eagerly awaiting irresistible offers. Situated in a PRIME location, this property features four generously sized bedrooms, three bathrooms, and a spacious kitchen that seamlessly flows into a sunlit living and dining area. The master bedroom in this residence boasts a generous sized walk-in robe, direct access to the balcony, enhanced by a spacious ensuite. Upstairs, entertaining guests is effortless with spacious guest bedrooms featuring built-in robes and ceiling fans. Additionally, the fourth bedroom downstairs offers versatility, ideal for a home office or study. The property is thoughtfully designed with ample storage solutions, ensuring effortless organisation. The main bathroom showcases a relaxing bath, while the downstairs separate laundry area adds convenience and functionality to the overall design. Tailored for astute investors, this property is designed to meet the demands of both families and busy professionals. The residence features a unique split-level layout, creating an ideal sanctuary for modern living. Presented by a motivated seller, this exclusive opportunity beckons you to act promptly as this property is poised to be sold! Enquire now, this one will not last long! Contact Nat 0403 042677 or Paulette 0456 778 678

**Property Highlights:-** Four generously sized bedrooms, each equipped with built-in wardrobes and ceiling fans.- Large Master bedroom featuring an ensuite, walk-in robe, and a private balcony.- Three well-appointed bathrooms, including a separate powder room for added convenience.- A seamlessly integrated open-plan floor plan with a spacious living area that extends onto a balcony.- Abundant storage space throughout the residence for organized living.- Complete privacy and security with a fully fenced property.- Secure lock-up garage, supplemented by extra off-street parking for a minimum of two cars.- A mere 150 meters from the captivating ocean and golden sands of Mermaid Beach.- Proximity to local Surf Clubs and the soon-to-be-completed 'The Oxley' luxury retail and dining precinct adds to the allure of this prime location. Mermaid Beach is the Gold Coast's most prestigious beachside suburb, 150m from patrolled beaches for surfing, swimming, and morning walks on the sand. Dine at local favourites Little Mermaid or Bam Bam Bakehouse and walk to neighbouring Broadbeach for shopping, restaurants and essential services, including Pacific Fair Shopping Centre, The Star and a Gold Coast Light Rail Station. The central location offers proximity to a choice of leading schools.

**Disclaimer:** The information provided above has not been verified. We strongly recommend confirming the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccuracies in the information supplied here.