

10/168 Hedges Avenue, Mermaid Beach, Qld 4218

Professionals

Sold Unit

Tuesday, 17 October 2023

10/168 Hedges Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$910,000

This is the opportunity that you've been waiting for, to secure an exceptionally positioned beachside apartment overlooking the rolling waves and golden sands of Mermaid Beach. Our investors have called time on this highly sought after beachside apartment, presenting a fortunate new owner the chance to enjoy the position and lifestyle on offer. Act now and be rewarded! All genuine cash offers will be considered prior to Auction! With breathtaking ocean views from your balcony, kitchen & living room, it's easy to see why this property would be at the top of everyone's wish list! Catch the sunrise over the water, watch the waves roll in and smell the coffee brewing, this fabulous apartment offers a lifestyle and location second to none. Ideally positioned right across the road from the patrolled beach and Ken Mansbridge Park, this unique property presents the savvy buyer with the exciting opportunity to capitalise on its unbeatable beachside location. Secure your future in this fantastic property, set in the highly sought after "Camden House", a block of just 19 units on a prime 1,214m² corner block of blue-chip real estate. Located on the middle floor, this bright and spacious 2 bedroom apartment boasts plenty of natural light and cooling sea breezes. Featuring 2 spacious bedrooms, 1 bathroom, open plan living spaces and a sundrenched east facing balcony, perfect for enjoying the cool coastal breezes and stunning ocean views on offer. Well presented, neat and tidy with fantastic potential, add value with your personal touches and capitalise on its dream beachside setting! Wake up and smell the coffee (literally) with the very popular Bam Bam Bakehouse and Cafe on Hedges located right at your doorstep. Stroll across the road and feel the sand between your toes whilst taking a leisurely walk along the beach, or check out the latest specials at the Mermaid Beach Surf Club - Everything you could possibly need is right at your fingertips. If you plan on venturing further away from home, enjoy the convenience of public transport within easy reach. Make no mistake, our sellers have instructed us to submit ALL offers for consideration! Don't hesitate as other buyer's wont! Features Include:- Light, bright and breezy- Stunning ocean views - 2 bedrooms, 1 bathroom- Walk the beach daily and wake to the sunrise from your East facing balcony- Security car space and secure intercom access to building - Air conditioned living area- Patrolled Surf Beach directly opposite- Positioned on the middle floor of "Camden House"- Prime location in the heart of Mermaid Beach - Conveniently located close to shops, restaurants, cafe's and Pacific Fair- Public transport readily available with a bus stop at the end of your street and the Light Rail Station less than 1km away Body Corporate Levies: \$82 per week (approx.)Council Rates: \$3,400 per annum (approx.)Waters Rates: \$1,500 per annum (approx.)Currently rented for \$670 per week until 22/09/2024 (Approx. 12 months remains) Auction Saturday 11th November, 12pm On SiteAuction Conditions: \$50,000 Deposit, 30 day Settlement Take advantage of this opportunity today! An inspection of this property is a must to truly appreciate the opportunity on offer, but be quick as properties of this calibre rarely last!. Contact Luke Henderson or Larissa Martos for a copy of the information pack.Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made.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 only.Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.