

**11/2340 Gold Coast Highway, Mermaid Beach, QLD,
4218**



Sold Apartment

Wednesday, 21 June 2023

11/2340 Gold Coast Highway, Mermaid Beach, QLD, 4218

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Westaway

Sold By The Sam Westaway Team

Spacious Ground Floor Apartment In A Sought-After Beachside Locale.

Welcome to 11/2340 Gold Coast Highway, Mermaid Beach. Promising an unbeatable beachside lifestyle, this spacious ground floor apartment offers a rare opportunity to enter one of the Gold Coast's most sought after blue-chip suburbs.

Positioned within the boutique Villa Mermaide complex, this apartment enjoys all the luxuries of being just 5 minutes walk from the beach and the soon to be completed Mermaid Plaza Shopping Centre as well as moments to Nobby Beach Dining Precinct and Pacific Fair. The apartment itself features a spacious open plan design and north facing aspect that flows through to an expansive wrap around balcony overlooking the pool.

Offering strong rental returns in one of the Gold Coast's most in demand locations, you'll seldom find a better opportunity to secure your next investment or first home in an area primed for future growth.

PROPERTY SPECIFICATIONS:

- Spacious ground floor apartment in a premier Mermaid Beach location
- Bright open plan living/dining
- Functional peninsula style kitchen
- Master bedroom with built-in wardrobe and semi-ensuited bathroom/laundry
- Huge wrap around northeast facing balcony
- Access to swimming pool and BBQ area in complex
- Secure gated intercom access to the complex
- Secure underground carspace and visitor parking
- Units In Complex: 33
- Total Land Share: 2,229m² approx.
- Rental Appraisal: \$450 - \$500 per week
- Council Rates: TBA
- Body Corporate: \$83.20 per week approx.
- Sinking Fund: \$85,081.62 approx.
- Year Built: 2001 approx.

We look forward to welcoming you home to 11/2340 Gold Coast Highway soon!

Advertising Disclaimer: In preparing this property for sale we have used our absolute best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.