

12/36 Alexandra Avenue, Mermaid Beach, Qld 4218 **Professionals**

Sold Unit

Thursday, 21 December 2023

12/36 Alexandra Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Simon Francis
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Larissa Martos
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Contact agent

Position plus, position plus position plus!!!! Interstate investors instructions are clear - This property is to be sold! This relaxing and breezy beachside unit offers Gold Coast living at its finest. Perfectly positioned in the sought-after suburb of Mermaid Beach, this exceptional 2 bedroom, 2 bathroom unit offers all prospective buyers' endless opportunity. Convenience is key for this "beachside beauty"- located a casual 5 minute stroll away from the suburbs major amenities including the Gold Coast's pristine beaches, shopping and dining at Pacific Fair or indulging in some of the finest entertainment venues the Gold Coast has to offer. In addition, the close proximity of the bus interchange and tram stop make travel to and from your destinations trouble-free. Whether you are an owner occupier or investor this unit offers opportunities that can not be missed. It's no secret that Mermaid Beach's is hot and in high demand! Act quickly and you too can start living the enviable lifestyle Mermaid Beach has to offer. This highly prized location is continually evolving, renowned for its relaxed coastal lifestyle and ever growing and changing mix of trendy cafes, bars and restaurants.

Features Include:- Boutique complex, small block of only 12 units on corner block of 1,161m² (approx.) for future development potential- Generously sized bedrooms, master with ensuite and balcony- Light and sunny spacious open plan living and dining areas- Modern kitchen with quality stainless steel appliances- Oversized balcony overlooking the hinterland, perfect for evening sunsets- Well Maintained complex and grounds with enduring style- Sparkling in ground pool and basement parking in secure complex- Potential for future growth in sought after location with blue-chip high-density RD8 unlimited height development zoning - Currently rented until 04/04/2024 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 Simon Francis or Larissa Martos for further information or to arrange your inspection! 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.