

**13/45 Montana Road, Mermaid Beach, Qld 4218**



**Sold Apartment**

Friday, 8 September 2023

13/45 Montana Road, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 136 m2**

**Type: Apartment**



Mick Brace

0413436256



Chris Laws

0449074644

**\$1,100,000**

Here is your chance to secure boutique beach side living in the heart of Mermaid Beach. This stunning apartment is located on the top floor and has beautiful views over Mermaid Park. Boasting a spacious open plan design, great sized bedrooms, private balcony flowing off the living & master bedroom and set within a beautifully maintained complex, this is an opportunity not to miss! This is a home you will love and desire to live in; so, stop looking and start living in this perfect beach lifestyle abode. Located within a 2-minute walk (just over 150m) to Mermaid Beach Surf Club and 200m to the beach making it the ideal location. Spend your days surfing, swimming or just taking a leisurely stroll along the water's edge. This 3 bedroom home provides a perfect opportunity for the owner occupier or astute investor looking to secure beach side living. Featuring: Overlooking Mermaid Park, Lift access, Very generously sized floorplan, 3 bedrooms with built in robes and ceiling fans, 2 bathrooms (ensuite off main), 2 car space (secure basement parking), Stunning open plan kitchen with stone bench tops, soft closing drawers, ample cabinetry & bench space, dishwasher, lighting under cabinetry, Open plan design, Balcony perfect for outdoor entertaining, Separate laundry, Air conditioning, Ceiling fans in all rooms, Plenty of storage throughout, Great separation between bedrooms, Large windows/glass sliding doors making the unit light, bright and airy, Double glazing on windows/sliding doors, Very well maintained complex, In-ground pool & BBQ area, Prime location across from beach, Close to the beach, Pacific Fair, Broadbeach Mall, transport, shops & cafes. Apartments like this are often very tightly held and do not last long on the market. Call us today to arrange your inspection before it's too late! Disclaimer: You are advised that while every effort has been made to ensure the accuracy of information herein is true, accurate and obtained from reliable sources and is for general information only. Realty Blue Pty Ltd, and its director, offices, employees, agents, vendors, and related entities are not responsible for and disclaims all liability and responsibility, including for negligence, for errors, for omissions or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein and must instead satisfy themselves by inspection or otherwise.