

14/168 Hedges Avenue, Mermaid Beach, Qld 4218

Professionals

Unit For Sale

Tuesday, 28 November 2023

14/168 Hedges Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: Unit



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Auction

Be Quick! This Property Will Be Sold at Auction or Before! Discover the ultimate beach lifestyle in this beautifully refurbished 2-bedroom property, boasting two spacious balconies with breathtaking ocean views. Imagine waking up every morning to the serene sounds of the waves and enjoying your coffee with a panoramic view of the sea, watching the whales go by. Positioned on the top-floor, Enjoy refreshing Sea breezes whilst relaxing in the comfort of your living room or imagine yourself prepping a gourmet meal in the kitchen where horizon sea views endlessly unfold. Situated just across from a patrolled beach & lush parkland, immerse yourself in the vibrant local scene with an abundance of charming coffee shops surrounding the backdrop of this coastal haven. Features: • Two Spacious Bedrooms • Two Balconies • One Renovated Bathroom • Refurbished Interiors • Single Lock up garage • Private Top-Floor Location • Breathtaking Ocean and Parkland Views • Prime Location • Walk to Local Conveniences like cafes, shopping and dining

Nestled on the prestigious Millionaires row, 'Camden House' graces one of the most exclusive streets in Mermaid Beach & is highly sought after having just 19 units in the complex on 1,214m² of prime real estate on corner block. The apartment is just a stroll away from the Mermaid Beach Surf Club, the delightful Rafiki by the Sea, Cafe on Hedges, and local parklands. All within close proximity to the famous Pacific Fair Shopping Centre and the bustling restaurant and cafés in the area, you'll feel like you're on permanent holidays. The under-construction light rail will soon be within nearby convenience, further enhancing the future capital of this outstanding investment. There is a lease in place until April 2024, with the tenant currently paying \$650 per week. This auction opportunity represents a unique opportunity to secure a slice of Mermaid Beach's vibrant lifestyle. Whether you're a savvy investor, a beach enthusiast, or seeking a dream home, this apartment ticks all the boxes. Don't wait for the auction as we will be accepting offers beforehand. Contact our marketing agents Brooke Henley-Smith on 0422 133 053 or Andrew Henderson on 0438 691 972 now to arrange a viewing or for a detailed Property Memorandum and take the first step towards owning this coastal gem.

Body Corporate Levies: \$82 per week (approx.) Council Rates: \$3,325 per annum (approx.) Waters Rates: \$1,507 per annum (approx.) Currently rented for \$650 per week until 26/04/2024 Auction: Saturday 16th December, 2pm at the Mermaid Beach Surf Club

Auction Conditions: 30-day settlement, 5% deposit payable 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.