

16 & 18 Dolphin Avenue, Mermaid Beach, Qld 4218

Professionals

House For Sale

Sunday, 26 May 2024

16 & 18 Dolphin Avenue, Mermaid Beach, Qld 4218

Bedrooms: 8

Bathrooms: 5

Parkings: 7

Area: 820 m2

Type: House



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Luke Henderson
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Offers over \$3,650,000

This exceptional property offers a rare double block in the highly sought-after Mermaid Beach, featuring a total land area of 820m². The property includes three separate dwellings, making it a versatile investment with multiple income streams and redevelopment potential (STCA). 16 Dolphin Avenue, Mermaid Beach - original condition home, spanning two levels. This residence includes three bedrooms, two bathrooms, and parking for three cars, all situated on a 410m² land area. This property offers ample space and potential for renovation or redevelopment (STCA). 1 & 2 / 18 Dolphin Avenue, Mermaid Beach - a strata-titled brick duplex pair with two levels. The ground floor consists of two bedrooms, one bathroom, a lock-up garage, and off-street parking. The top floor offers three bedrooms, two bathrooms, a lock-up garage, and off-street parking. This duplex, occupying a total land area of 410m², provides additional rental income and flexibility. The combined properties offer a substantial 30 metres of street frontage in the desirable Nobby Beach locale. Nobby Beach, located on the stunning Gold Coast, is a vibrant and highly sought-after neighbourhood known for its relaxed coastal lifestyle and thriving community atmosphere. The area boasts pristine sandy beaches, perfect for swimming, surfing, and sunbathing, making it a favourite destination for both locals and tourists. Just a short stroll from the beach, the Nobby Beach Shopping Precinct offers a diverse range of amenities, including boutique shops, trendy cafes, gourmet restaurants and lively bars like popular Bine and Nobbys Arc. This bustling hub provides a perfect blend of convenience and leisure, with the new "Oxley" development further enhancing its appeal. The precinct is also set to benefit from the upcoming Nobby Beach light rail station, which will improve accessibility and connectivity.

Features:

- 3 Dwellings with 3 incomes
- One original condition home & one strata title duplex pair
- 820m² land area double block
- Solid brick construction
- Total of 8 Bedrooms & 5 Bathrooms across the two properties
- Approx 30m of street frontage
- Lock up garaging for 3 cars, plus off street parking for a further 4 cars
- Rent income \$2,125 per week
- Renovate or redevelop (STCA)
- Within walking distance from the vibrant Nobby Beach Shopping Precinct that includes the new Oxley Development, restaurants, bars and boutique shopping

Financially, the properties generate a solid rental income, with detailed lease information available upon request. The rates and water rates are also provided for potential buyers' consideration. The owners are seeking an immediate sale of the properties in one line, presenting a unique opportunity to secure a significant landholding in a prime location. For more information or to request an information kit, interested buyers can contact Andrew Henderson at 0438 691 972 or Luke Henderson at 0409 599 507. This is an unmissable opportunity to invest in a rare double block in one of Mermaid Beach's most coveted areas.

Council Rates:

- 16 Dolphin Avenue - approx. \$3,734 per annum
- 1/18 Dolphin Avenue - approx. \$2,582 per annum
- 2/18 Dolphin Avenue - approx. \$3,669 per annum

Water Rates:

- 16 Dolphin Avenue - approx. \$1,815 per annum
- 1/18 Dolphin Avenue - approx. \$1,697 per annum
- 2/18 Dolphin Avenue - approx. \$2,027 per annum

Rent Income:

- Tenancy - 16 Dolphin Avenue, Mermaid Beach - \$850 per week - Rented with no lease in place
- Tenancy - 1/18 Dolphin Avenue, Mermaid Beach - \$575 per week - Lease in place, expiry 24/02/2025
- Tenancy - 2/18 Dolphin Avenue, Mermaid Beach - \$700 per week - Rented with no lease in place

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.