

18/168 Hedges Avenue, Mermaid Beach, Qld 4218

— **Coastal**

Unit For Sale

Wednesday, 12 June 2024

18/168 Hedges Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Offers Over \$1,019,000

The beach beckons from this low maintenance tastefully renovated apartment on Mermaid Beach's doorstep. Flooded with natural light, this bright and breezy apartment is perfectly positioned on the prestigious Millionaires row within a boutique building of just 19 units on a triple beachside 1,214sqm corner block. Perfectly located between Broadbeach and Nobby's Beach, this residence is your gateway to an unparalleled lifestyle of luxury, convenience, and endless seaside adventures. Just steps away from the sand, surf and cafes including Rafiki and Mermaid Lifesaving Club. Enjoy breathtaking ocean views and the soothing sound of the waves right at your doorstep. A harmonious blend of modern and vintage style tones, textures and finishes compliment the minimalistic luxury feel. Open plan living and dining spaces flow seamlessly to the North facing balcony that captures fantastic skyline, tree line and ocean vistas. The sleek kitchen is equipped with top-of-the-range appliances, perfect for culinary enthusiasts and entertaining friends and family. Two generously sized light filled bedrooms both with built-in robes and ceilings fans. Both bedrooms serviced by their own fully renovated bathrooms. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, parklands, restaurants and bars, patrolled surfing beaches, Miami Marketta, Nobby's Precinct, Cafes on Hedges, Mermaid Park, public transport, local schools, retail shops, sporting facilities, Burleigh Golf Course, and the future light rail stage 3A development all only footsteps from your door.

Property Features:

- 2-bedroom, 2-bathroom, 1 car beachside apartment
- Meticulously renovated with high-end finishes throughout
- 1 of only 19 units positioned on a triple beachside block (1,214sqm)
- Modern and stylish design
- Open plan living and dining spaces filled with natural light
- Well-equipped modern kitchen with plenty of storage and quality appliances
- Large bedroom with built-in robes and direct access to the balcony
- Generously sized additional bedroom with built-ins, ensuite and ceiling fan
- Renovated family bathroom with hidden recessed laundry
- Fully ducted air-conditioning
- Single lockup garage
- Fully furnished with elegant and comfortable furniture

Property Specifics:

- Council Rates: \$1,559.64* per half year
- Water Rates: \$393.97* per quarter
- Body Corporate: \$112.39* per week
- Currently Rented at \$900 per week until 28th February 2025 with option for tenants to vacate by end of Oct/early Nov 2024*

Approx. Disclaimer: We have in preparing this information used our 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.