

**19/168 Hedges Avenue, Mermaid Beach, Qld 4218**



**Sold Unit**

Thursday, 10 August 2023

19/168 Hedges Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$820,000**

Secure your entry into one of the Gold Coast's most prestigious streets with this Hedges Avenue apartment. Perched in a prime position across from parklands and sparkling Mermaid Beach, this is your chance to own property in a blue chip setting, amongst the masterpieces of Millionaire's Row. Part of the Camden House complex - a three-level walk-up - this property is the ideal investment opportunity or downsizer that delivers an unbeatable lifestyle. Along with a quaint, compact kitchen, soak up the abundance of natural light that filters into the open plan living and dining zone. This property holds two bedrooms with built-in robes, along with a bathroom and one car space. Positioned across from patrolled swimming beaches, adjacent to the Mermaid Beach Surf Club and a 50m stroll from Rafiki, grab coffee here after your morning beach walk. There's ample other cafes and eateries within walking distance too, with the delights of Pacific Fair under 1.5km from home. Don't miss this opportunity to secure your very own slice of beachfront real estate, arrange your inspection today.

**Property Specifications:**

- 2 bed, 1 bath apartment in prestigious Hedges Avenue
- Prime position, across from parklands and sparkling Mermaid Beach
- Live or invest in a blue chip setting, amongst the masterpieces of Millionaire's Row
- Camden House complex - a three-level walk-up and located on the top floor
- Compact kitchen and a light, bright open plan living and dining zone
- Two bedrooms with built-in robes, one bathroom and a secure car space
- Across from patrolled swimming beaches and adjacent to the Mermaid Beach Surf Club
- Footsteps from Café on Hedges and Rafiki, and close to ample cafes and eateries
- 1.5km to Pacific Fair and 2km to Star Casino and delights of Broadbeach

\*Currently tenanted until February 2024 at \$630 per week Body Corporate: Approx \$81.73 per week Sinking Fund \$72,140.59 AS AT 07 JULY 2023 Rates: Approx \$1,656 half yearly Water: Approx \$349 per quarter Rental Appraisal: Approx \$675-\$750 per week

**Disclaimer:** The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. 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.