

**2/2325 Gold Coast Highway, Mermaid Beach, Qld  
4218**



**Sold Apartment**

Tuesday, 15 August 2023

2/2325 Gold Coast Highway, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$595,000**

Welcome to the epitome of lifestyle, comfort and convenience. Presenting a ground-floor beachside apartment boasting an open-plan living and dining, modern kitchen, 2 spacious bedrooms with built-in robes and a private balcony to take in the cool ocean breezes. A short stroll will plant your feet on the golden sands of Mermaid Beach and only a stone's throw to trendy cafes and dining precincts, excellent proximity to the hustle and bustle of Nobby's Beach. This apartment presents an enviable lifestyle with everything a vibrant beachside community has to offer. Perfect for all buyer groups whether you are downsizing, first home buyer or a savvy investor, this apartment will tick all your boxes. Highlight features include:

- 2 generous bedrooms with built-in robes
- Desirable north aspect
- Main bathroom with separate toilet
- Separate laundry
- Brand new roller blinds to bedrooms
- Low maintenance laminate flooring to living/dining
- Security screens to all windows/doors
- Tinted window/doors to keep heat out in summer
- Solid construction with rendered brick walls
- Ceiling fans to all rooms
- Secure lockup garage
- Refurbished kitchen with quality OMEGA stainless steel appliances
- Pet friendly complex (upon application to body corporate)
- Boutique complex with only 8 neighbours

Rental appraisal: \$600 - \$650/week  
Financials:

- Council rates - Approx. \$2,246.88 p.a
- Water rates - Approx. \$1,458.68 p.a
- Body corporate - Approx. \$40.38 p.w

For further information or to arrange your private viewing, please contact Matt Hughes on 0421 724 330 or Craig McCallum on 0422 545 825. 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. \* denotes approximate measurements