

**22 Venice Street, Mermaid Beach, Qld 4218**



**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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**\$2,975,000**

Embrace the epitome of beachside living with this classic beach house situated on a north facing 405m<sup>2</sup> block, mere metres away from the sandy shores. Step into a realm of cosy and contemporary elegance, the best of coastal lifestyle. The interior boasts a bright and airy open plan design, featuring two distinct living areas and a modern kitchen with an inviting island bench. Bi-fold doors gracefully open up to the north-facing terrace, allowing a seamless connection between indoor and outdoor spaces. The outdoor oasis is equally enticing, with a covered upstairs deck overlooking the lush grassy yard and a generously sized pool - the perfect setting to relish in the laughter of kids playing and entertain guests. Descend downstairs, and you'll find another covered terrace extending from the second living area. For nature enthusiasts, the convenience of direct access to St. John's Park at the rear of the property offers even more green space and seclusion for your enjoyment. Convenience is at your fingertips, as this exceptional residence is within walking distance to shops, cafes, medical facilities, business amenities, the beach, light rail, and Pacific Fair, along with a friendly, community based neighbourhood. This light-filled abode sets the stage for a carefree beachside lifestyle, presenting a rare opportunity that is seldom available in the market. If your heart longs for a coastal lifestyle filled with surfing, swimming, and leisurely sunset strolls along the water's edge, look no further - it's time to turn your beachside dream into reality. Seize this extraordinary opportunity and arrange your inspection today.\* Please refer to below Property Specifications: - Upstairs 2 bedrooms, bathroom, kitchen and living- Downstairs 2 bedrooms\*, bathroom & second lounge- 405m<sup>2</sup> block - approx 10m frontage- Light, bright & breezy kitchen/living looking to the north- Numerous entertaining areas- A/C throughout- Beautiful timber floors upstairs- Double carport- Locked garage storage- 6KW solar electricity- Bathtub in main bathroom Council Rates: Approx. \$3,568.58 half yearly Water Rates: Approx. \$506.73 per quarter Rental Appraisal: Approx. \$1,500-\$1,600 per week \* The Seller and the Agent make no representations that the two (2) bedrooms on the bottom level of the Property are legal or of habitable height. The Agent and Seller require any prospective Buyer to make all enquiries with the local government, any building laws or any other relevant authority, prior to entering into any proposed Contract. Any Buyer releases the Agent and the Seller in relation to any claims they may have in relation to the height of the two (2) bedrooms on the bottom level of the Property. 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.