

2602/272 Hedges Avenue, Mermaid Beach, Qld 4218 **KOLLOSCHE™**

## Apartment For Sale

Thursday, 13 June 2024

2602/272 Hedges Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 241 m2**

**Type: Apartment**



Danny Stanley  
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## Auction

Located in the coveted '272 Hedges Avenue' residential-only building on 'Millionaires' Row', this spacious apartment captures uninterrupted ocean views from Coolangatta to Surfers Paradise and west to the hinterland. It is the highest three-bedroom apartment of its type in the exclusive building and is one of only two occupying Level 26. Take in the golden sand and rolling surf from the wraparound balcony, accessible from the open-plan living spaces and bedrooms. The relaxed yet sophisticated interior has been crafted using only the finest of materials with the addition of luxury fixtures and fittings. A functional 241m<sup>2</sup>\* floor plan is complemented by floor-to-ceiling glass that fills the apartment with natural light and creates a peaceful ambience throughout. Entertain guests in the chef-level kitchen featuring high-end appliances and a marble-topped island illuminated by an elegant alabaster pendant light, before retreating to the luxury of the master suite, carefully positioned away from the two other bedrooms and study space. The apartment comes with two side-by-side parking spaces plus a dedicated storage area in the secure basement car park. Promoting privacy but encapsulating resort-style beachfront living, residents also have access to the building's exclusive amenities, which include a concierge, pool and spa, steam room and sauna mere steps from the sand. The Highlights:- 241m<sup>2</sup>\* beachfront apartment in exclusive Mermaid Beach address - One of only two occupying Level 26 of the 44-storey '272 Hedges Avenue' building; highest three-bedroom apartment of its type- Beautiful apartment capturing unobstructed, 270-degree views spanning the ocean, city skyline north and south and the hinterland; wraparound balcony- Access to resort-level amenities, including concierge, indoor lap pool and spa, steam room, sauna, plunge pool, treatment room, kitchen, meeting room and function room- Quality finishes and furnishings across the floorplan, including travertine tiles, plush carpet, oak timber flooring, block-out and sheer curtains, imported pendant and LED lighting throughout- Open living, dining and kitchen spaces with extensive wall-to-ceiling double glazing; balcony access from every room- Kitchen has marble island and benchtops, fully integrated Smeg appliances, including dual ovens, four-burner stove top with wok fryer, twin Liebherr fridge/freezers, double sink with Billi tap, dishwasher; concealed butler's pantry with sink, cupboard storage- Master suite has ocean views, balcony access, walk-in robe, fully tiled ensuite with free-standing bath, walk-in shower with dual shower heads, double vanity and basins, toilet- Two additional bedrooms with built-in robes- Main bathroom is fully tiled with walk-in shower, vanity and toilet- Separate private study space; powder room- Laundry with ample storage, washing machine and dryer- Hikvision colour video intercom- Apartment will be sold fully furnished- Ducted and zoned air-conditioning throughout- Two secure, adjacent basement car parks plus storage

Outgoings & Income- Council Rates: \$1,957.92 per annum approximately- Water Rates: \$1,053.28 per annum (excluding water usage) approximately- Body Corporate Rates: \$269.80 per week approximately- Rental Appraisal: \$2,750 - 3,250 per week approximately

Located in a central position, directly opposite Kurrawa beach and foreshore, residents of '272 Hedges Avenue' enjoy an enviable lifestyle with surf and sand on the doorstep. The Broadbeach dining and shopping precinct, where there are endless cafe and restaurant options, is a short walk away, while world-class shopping centre Pacific Fair and the Star Casino are also an easy stroll. The Broadbeach Light Rail Station opens up travel north to amenities such as Gold Coast University Hospital and Griffith University as well as sporting facilities. Meanwhile, the Light Rail extension which is under way will provide access to the vibrant hubs of Nobby Beach and Burleigh Heads. Capitalise on the opportunity to become part of an exclusive beachfront community – contact Danny Stanley on 0407 876 841 or Rebecca Jackson on 0402 589 887.

Disclaimer: 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. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.