

**272 Hedges Ave, Mermaid Beach, Qld 4218**



**Sold Apartment**

Tuesday, 2 April 2024

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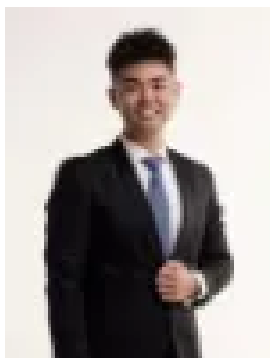
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 241 m2**

**Type: Apartment**



Hazal Wang

**\$3,730,000**

1001/272 Hedges Avenue Refined comfort is the hallmark of this elegant and elite 3bedroom residence where you can adopt the ultimate beachfront lifestyle while living in this prestigious apartment located inside the exclusive and iconic '272 Hedges' building. Opulence, and luxurious furnishings, plus the magnificent uninterrupted sea views make this a dream home of comfort and style. High ceilings, floor to ceiling glazing and gentle curves provide a welcoming interior. The open plan living and dining areas open onto a generous terrace, which is protected from the elements and allows the residents to enjoy all year round entertaining and enjoy uninterrupted sea views. The integrated gourmet kitchen features striking marble benchtops, custom-made cabinetry, and premium appliances. There is an additional multi-purpose room that could be used as a second living area or a study. All three bedrooms have quality ensuites for privacy, with the master including a stand alone bath and this bedroom also boasts a generous walk-in robe. A separate laundry with linen cupboard and a powder room are also on offer in this luxury home. Apartment/Complex Features: -

- Prime beachfront location on Hedges Avenue, only moments from vibrant retail and dining precincts of Broadbeach.
- Open plan living and dining flows to protected terrace.
- Uninterrupted sea views.
- Multi-purpose room or second living area which could double as a study.
- Fully ducted air-conditioning throughout.
- Walk-in wardrobe and ensuite to master bedroom featuring a marble vanity and freestanding bath.
- 2.7m high ceilings and floor to ceiling glazed windows to capture the natural light.
- Separate laundry with linen cupboard.
- Separate powder room
- Two basement car parks.
- Six-star resident amenities, including concierge, pool, spa, state-of-the-art gym, sauna, marble steam room and treatment rooms.
- Immediately adjacent to Kurrawa Pratten Park and the Mermaid Beach coastline.
- A short distance from retail and the dining precincts of Broadbeach.
- Light rail on your doorstep. Whilst living in this opulent and stylish apartment you are only a short stroll away from cafes and boutique shops that may be found along the side streets off Hedges Avenue. This prestigious address is one of the most sought-after streets on the Gold Coast and is directly opposite the patrolled Broadbeach and Mermaid beaches and close to extensive parklands. Pacific Fair Shopping Centre is a 10-minute walk, and The Star Casino is conveniently located approximately less than 2km away. Broadbeach State School is on the doorstep.

Body corp fees:- \$3300 QTR Council Rates:- \$700 QTR To ensure you do not miss the opportunity to capitalise on this rare opportunity you are welcome to call Hazel on mobile 0493 156 117 for an appointment to view. [?](#)