

# 3/198B Hedges Easement, Mermaid Beach, Qld 4218 **Professionals**

## Unit For Sale

Friday, 3 November 2023

3/198B Hedges Easement, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Luke Henderson  
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**\$699,000**

A fantastic opportunity to purchase into one of the most sought after beachside locations on the Gold Coast! Nestled in the quiet Hedges Easement off prestigious Hedges Avenue, surrounded by multi million dollar homes and just footsteps to the famous surf and sand of Mermaid Beach this fantastic position offers you a Hedges Avenue address but without the price tag! Secure your future in this prime position property, set on a 496m<sup>2</sup> land area with only 5 units and fantastic future redevelopment potential. Position is what this property is all about! Immerse yourself in the relaxed coastal vibe and family friendly community feel with an eclectic mix of cafes, bars and world class dining options that ever popular Mermaid Beach is renowned for. Enjoy close proximity to award winning local restaurants Little Truffle, Etsu, Bonita Bonita and with local favourites Glenelg Public House, Bam Bam Bakehouse and Cafe on Hedges, you will never go hungry. Close to Pacific Fair Shopping Centre, an array of shops, cafes and thriving nightlife, the Light Rail station and transport routes, Star Casino and the Gold Coast Convention Centre - this location is second to none with everything right at your doorstep! Features:- Prime positioned beach pad, one floor off the ground- 2 spacious bedrooms each with built in wardrobes- Spacious air conditioned living space- Fantastic investment or lifestyle opportunity - Highly sought after beachside position adjoining multi million dollar homes on Hedges Avenue- Small block of only 5 units on a 496m<sup>2</sup> land area with future redevelopment potential - Single undercover car space- Low body corporate fees- Quiet location with no flow through traffic - Metres to the surf and sand of Mermaid Beach- Easy walk to cafes, restaurants and bars- Close to Pacific Fair Shopping and public transport routes - Body Corporate: Approx. \$60 per week- Council rates: Approx. \$3,229 per annum- Water Rates: Approx. \$1,400 per annum- Rental income: Currently tenanted for \$570 per week until 15/03/2024 Contact Luke Henderson or Larissa Martos for further information or to arrange your inspection! Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.