

3/23 Venice St, Mermaid Beach, QLD, 4218

Sold Apartment

Wednesday, 21 June 2023



3/23 Venice St, Mermaid Beach, QLD, 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Westaway

Sold By The Sam Westaway Team

An Unrivalled Beachfront Lifestyle In A Prestigious Postcode

Welcome to 3/23 Venice Street, Mermaid Beach. Set within a boutique building of just 8 units, this breezy beachside apartment offers access to one of the Gold Coast's most prestigious and tightly held lifestyles.

Immaculately maintained and oozing with potential, the sun-soaked open floorplan enjoys two generously sized bedrooms, a wide north facing balcony and provides the perfect layout for the set and forget investor while offering plenty of potential to add value in the future.

Just footsteps from the golden sands of Mermaid Beach, the allure of early morning surfs and afternoon strolls to Nobbys for a drink with friends is packed into an eclectic blend of relaxed beachside atmosphere. The appeal of sand between your toes is complimented by a convenient range of local cafes, breweries, shopping, dining and schools at your doorstep, making your own two feet your preferred daily mode of transportation.

PROPERTY SPECIFICATIONS:

- Rare beachside apartment in a prestigious postcode
- Generous master bedroom with split-system air-conditioning and built-in wardrobe
- Well-sized second bedroom with built-in wardrobes
- Spacious kitchen with stainless steel appliances
- Contemporary bathroom and laundry with separate toilet
- Breezy open plan living and dining with split-system air-conditioning
- Wide east-facing balcony with a palm lined atmosphere
- Single automatic lock-up garage
- Boutique building of just 8 apartments
- Prime re-development potential with 809sqm of beachside land
- Just footsteps from the famous Mermaid Beach
- Total Land Share: 809m²
- Units in Complex: 8
- Rental Appraisal: \$590 - \$630 per week
- Rental Return: \$450 per week
- Lease Expires: 23/08/22
- Body Corporate: \$43.30 per week approx.
- Sinking Fund: \$19,070.78 approx.
- Council Rates: \$2,683 pa approx.
- Year Built: 1972 approx.

Well known as the Gold Coast's premier beachside suburb, Mermaid Beach is famous for delivering the ultimate in beachside living, you'll find yourself at the centre of a vibrant community where all your daily conveniences are just moments away. Less than 200m from the golden sands of Mermaid Beach and just minutes to Pacific Fair Shopping Centre, The Star Casino and the buzzing Nobbys precinct, you'll also find a range of award-winning cafes and restaurants right at your doorstep.

We look forward to welcoming you home to 3/23 Venice Street soon!

[VIRTUAL INSPECTION AVAILABLE UPON REQUEST]

Advertising Disclaimer: In preparing this property for sale we have used our absolute 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.