

3/56 Oceanic Drive, Mermaid Waters, Qld 4218

— **Coastal**

Unit For Sale

Thursday, 16 May 2024

3/56 Oceanic Drive, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Guy Powell

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Offers Over \$699,000

Discover coastal living at its finest in this meticulously renovated ground floor two bedroom with separate study apartment nestled in the vibrant hub of Mermaid Waters. Situated within an exclusive waterside block of only 6 apartments on a generous 870m² block, this gem seamlessly combines contemporary elegance with the laid-back charm of easy care free living. Experience the perfect blend of coastal tranquillity and urban convenience, surrounded by a host of lifestyle amenities just steps from your door. Walking distance to Pizzey Park and Miami Aquatic Centre and Mermaid Waterways Village for an array of cafe and dining options. The golden sands of Nobby Beach only 1.9km away along with the Nobbys Beach bar and dining precinct and future light rail. Situated in the catchment for Miami State School and Miami State High School. The Gold Coast Highway is nearby for easy access north to Broadbeach, south to Burleigh, and beyond. Property Features: • Two bedroom apartment with separate study • Stylishly renovated interiors exude modern flair and sophistication • Spacious living with light-filled living/dining area provides a welcoming ambiance • Enjoy a beautiful sunroom with a coveted north-facing aspect • Generously sized bedrooms, complemented by a large bathroom/laundry and a separate second toilet • New carpets, paint and curtains throughout • Includes a carport and additional secure storage for your belongings • Stay comfortable with air conditioning in the main living area and sunroom • Prime waterside location, embrace the allure of waterfront living in a fantastic location • Proximity to amenities - Perfectly positioned and walking distance to Pizzey Park, Aquatic Centre, walking tracks, and an array of outdoor activities. • Convenient shopping is nearby with Waterways Village offering cafes, restaurants, IGA, and specialty stores for added convenience. • Enjoy a designated study area for work or leisure pursuits. Property Specifics: • Council Rates: \$971.46* half yearly • Water Rates: \$364.67 per quarter • Body Corporate: \$86.65 per week • Rental Appraisal: \$750* per week*ApproxDisclaimer: We have in preparing this information used our 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.