

35/67 Albatross Avenue, Mermaid Beach, Qld 4218



Sold Apartment

Friday, 29 September 2023

35/67 Albatross Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 76 m2

Type: Apartment

\$1,371,000

Indulge in the epitome of coastal living with this exquisite 2-bedroom apartment situated in a coveted top-floor position, boasting absolute beach frontage. Immerse yourself in the soothing sound of crashing waves and embrace the breathtaking panoramic views that stretch as far as the eye can see. Step directly from your private oasis onto the pristine sandy shores, relishing the convenience of instant beach access. Just a leisurely stroll away, you'll discover the vibrant and trendy Nobby Beach restaurant hub, offering a delectable array of culinary delights to tantalize your taste buds. This ocean front gem presents an exceptional opportunity for downsizers seeking a relaxed coastal lifestyle or astute investors looking to secure a highly desirable beachfront address. Embracing an east-facing orientation, this residence basks in an abundance of natural light, illuminating its spacious interiors and enhancing the already awe-inspiring surroundings. With a privileged perch on the top floor of an exclusive boutique building, you'll relish the ultimate privacy and tranquillity that this residence offers. The intimate complex comprises only 35 units, ensuring a sense of exclusivity and a close-knit community. Maximize your investment potential with the assistance of exceptional onsite managers who will expertly maintain your lifestyle property while you're away, allowing you to effortlessly capitalize on your investment. This means you can enjoy the best of both worlds - generating income while relishing the luxurious amenities whenever you desire.

Highlighted Features:

- 6th floor absolute beachfront apartment (top floor)
- Elevated on the 6th floor, this absolute beachfront apartment offers a coveted top-floor position with panoramic views.
- Enjoy an idyllic direct East aspect that guarantees uninterrupted ocean vistas, ensuring your views will never be obstructed.
- The apartment boasts 2 bedrooms and 2 bathrooms, including a master suite with an ensuite, accompanied by 2 private balconies that face the ocean.
- Each bedroom treats you to absolute ocean views, complete with built-in robes and ceiling fans for your comfort.
- The well-equipped kitchen ensures effortless meal preparation and culinary delights.
- Experience seamless indoor-outdoor living with the open plan design, seamlessly flowing to two spacious beachfront balconies.
- Stay comfortable year-round with the split system air conditioning in the lounge area.
- Enjoy the convenience and security of secure basement car parking.
- The apartment comes fully furnished, offering a turnkey solution and is currently a successful holiday let with remarkable returns.
- Take advantage of the fantastic on-site facilities, including a pool, BBQ entertaining area, and even a bowling green for added leisure and entertainment options.

Body Corporate: approx. \$135 per week
Council Rates: approx. \$3888.71 half yearly (holiday let)
Water: approx. \$344 per quarter

currently operating as a highly successful holiday let. Not only does it offer impressive returns and a steady stream of bookings, but it also provides the unique flexibility to enjoy your own beachfront holiday home whenever you desire or make it your permanent residence, awakening to the soothing symphony of waves each morning. Don't let this unparalleled opportunity slip away. Be among the first to inspect with Andre Campbell on 0434 918 652.