

38/2342-2362 Gold Coast Highway, Mermaid Beach, **FAIR**Commission
PROPERTY SALES

Qld 4218

Unit For Sale

Friday, 10 May 2024

38/2342-2362 Gold Coast Highway, Mermaid Beach, Qld 4218

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Nicole Wotherspoon
0447010797

"Offers Over" \$499,000

Set back away in quiet corner with lush tropical gardens you will love the large outdoor covered balcony giving a lovely, private outdoor area. Proudly presented my Fair Commission Property Sales. We ONLY Charge 1% Commission To Sell Your Property. Sell Smart, Save Thousands, It's Your Future! The unit has a near new split system air condition and security screens fitted for peace of mind. Newly laid floating timber look flooring in main living area gives a light and bright outlook. Offering secure allocated, numbered car parking which is super close to unit making it handy when you have been out shopping. Main key features of the property are: * Split system air conditioning * Security Screens * Large outdoor covered out door entertainment area * Ideal ground floor unit set away in privacy * Allocated underground secure carparking * Walk 400m to Mermaid Beach * Separate European laundry cupboard * New upgraded floating timber look flooring * Ceiling fans throughout Only a 400m walk to the beautiful beach, catch a bus to Broadbeach, Pacific Fair Shopping Centre or head into Surfers Paradise. The light rail has commenced and is due for completion in 2025, this property will only increase in value. Currently returning \$575 per week with top tenant willing to stay on longer lease. Current market value for units like this are approx. \$620-\$630 per week given its popular location. It's a great property to retire into having all the resort facilities or suit professions couple wanting to be close to everything. Or set and forget by adding it to your property portfolio. You have a choice of AirBnB, Long fixed Lease or on site resort holiday letting are all viable options of this property. Resort facilities are as follows: -Facilities include: * 4 Resort pools and spas including a separate adult retreat * Splash zone waterpark with slides, water cannons and splash bucket * Poolside restaurant and bar * Tennis court, 15 hole mini golf course * 7 BBQ areas, kids club * 22 seat cinema * Gym, games room, sauna * Gated complex with onsite security * \$1200 Rates approx. 6 months * \$135 Body Corp p/w approx * \$400 Water rates 3 months approx Please note the property is currently tenanted and 24 hours notice is required. FAIR COMMISSION PROPERTY SALES Sell Smart, Save Thousands, It's Your Future!