

**4/131 Sunshine Boulevard, Mermaid Waters, Qld  
4218**



**Villa For Sale**

Thursday, 11 January 2024

4/131 Sunshine Boulevard, Mermaid Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 220 m2**

**Type: Villa**



Alex Hayes

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## Offers Over \$749,000

Stylishly updated and practical, this spacious villa is the perfect solution to enter the property market whether you wish to occupy or invest. Low maintenance and with lots of secure outdoor living space and garden, it's perfect for entertaining or just enjoying the outdoors. Situated a short stroll to Pacific Fair and Mermaid Beach surf beach, the location is perfect to enjoy that coastal lifestyle. The villa is positioned at the rear of a small complex and is fully fenced providing plenty of yard space for a small pet. A flyover covered outdoor deck defines the alfresco living and is surrounded by lush gardens giving the feeling of privacy and seclusion. On entering the villa you'll instantly feel at home. The living space provides plenty of room for lounging and dining and the kitchen has been recently renovated. Features: \* 2 spacious bedrooms with built in robes. \* Ensuite to the master bedroom. \* Main bathroom with bath and separate toilet \* Renovated kitchen with stainless steel appliances and great storage options. \* Ceiling fans throughout \* Air conditioning in the living area \* Covered outdoor entertaining deck, flyover roof. \* Fully fenced for privacy, colourbond fencing \* Single lock up garage \* Council Rates approx. \$1040 per 6 months \* Water Rates approx. \$360 per quarter \* Low Body Corporate fees Walk to Pacific Fair and the beach or catch the light rail or bus to commute anywhere across the coast. The position is second to none! Be quick with arranging your inspection. This one will not last. Call Alex today! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Alex Hayes Real Estate Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.