

**4/141 Sunshine Boulevard, Mermaid Waters, Qld  
4218**

**Professionals**

**Villa For Sale**

Wednesday, 15 May 2024

4/141 Sunshine Boulevard, Mermaid Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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## Auction

Whether you're looking to purchase your first property or after a savvy investment (leased until January 2025) in a sought-after location, look no further than this! If lifestyle and position are important to you, an inspection of this is an absolute must! Ideally positioned in this super convenient and central location right in the heart of Mermaid Waters, this well presented 2 bedroom villa won't last long. As one of only four in the block, this villa is perfectly situated at the rear away from traffic noise. The perfect private oasis to create a relaxed stress-free easy lifestyle right in the heart of everything. All on one level it features 2 bedrooms, each with built in wardrobes and ceiling fans and an open plan living, updated kitchen and living/dining space that adjoins a delightful private undercover entertaining area. Enjoy close proximity to Pacific Fair with its endless array of shops and eateries, cinema, entertainment and transport options. Positioned so close to Markeri Street shops, Dan Murphy's and the Lone Star Tavern and within a stones throw to Waterways Shopping, Q Super Centre, Pizzey Park and Burleigh Bears. The patrolled beaches of Mermaid Beach and Broadbeach are also just a short drive away and so too is a cool drink or beautiful meal with friends at some of the best bars and fine dining restaurants on the Gold Coast. Features:- Prime positioned 2 bedroom, 1 bathroom villa- Perfect first property, ideal to downsize into or keep as a fantastic investment- Well presented, easy maintenance property- Covered front entertaining area- Single lock up garage + side access for possible extra car or trailer- Super convenient location close to public transport and amenities- So close to Pacific Fair with its endless array of shops and eateries plus the cinema and entertainment- Close to Markeri Street shops, Lonestar Tavern and Dan Murphys- Short drive to the patrolled beaches, bars, restaurants and cafes of Mermaid Beach and Broadbeach Auction to be held Saturday 8th June, 12pm onsite (unless sold prior) Auction terms: \$30,000 Deposit, 45 Day Settlement- Body Corporate: \$45 per week (approx.)- Council Rates: \$2,300 per annum (approx.) - Water Rates: \$1,600 per annum (approx.)- Rental Income: Rented for \$520 per week until 08/01/2025 (Please note owner occupiers cannot move in until after this date) Will be sold at or prior to Auction, with all genuine cash offers considered prior to. Contact Luke Henderson or Larissa Martos today for a property information pack or to register your interest. Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.