

4/196 Hedges Avenue, Mermaid Beach, Qld 4218



Apartment For Sale

Friday, 3 November 2023

4/196 Hedges Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 117 m2

Type: Apartment



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\$1,395,000

Holding an exclusive position on iconic Multi-millionaire's Row, this fully-renovated, top-floor unit is your ticket to a supreme beachside lifestyle. The residence is one of only four within 'The Willows', a boutique building surrounded by patrolled sand and surf, eclectic amenities and a host of ever-growing lifestyle precincts. Polished concrete floors, 100-year-old recycled timber and bold black accents unite to lend a sophisticated style to the contemporary interior. Boasting a coveted northern aspect, the open and inviting living, dining and chef-level kitchen areas are bathed in day-long natural light. Three bedrooms play out across the 117m²* floor plan, while a small covered balcony at the entry offers up city skyline glimpses. The new owner will also benefit from one covered parking space. Low-maintenance and ideally located for a walk-about-town lifestyle, this turn-key home presents a versatile opportunity suited to those seeking a permanent residence, holiday home or investment income source. The Highlights: - Fully-renovated unit on Level 2 of 'The Willows'- Boutique development of only four units- Prestigious address on Multi-millionaire's Row offers proximity to patrolled surf, amenities and lifestyle precincts- Covered, north-facing balcony at entry captures city skyline views- Rustic features include 100-year-old exposed recycled timber beam plus cedar skirting boards, doors and pelmets- Contemporary and low-maintenance polished concrete floors throughout living, dining and kitchen area- Kitchen has 900mm stainless steel oven, cooktop, integrated dishwasher, Caesarstone benchtops, 2Pac cabinetry and large breakfast bar- Three bedrooms have built-in robes and ceiling fans- Main bathroom has dual vanity, rain shower and shaving cabinets- Additional bathroom combined with laundry- Bathrooms have floor-to-ceiling tiles - One covered parking space- Split-cycle air conditioning in living area; ceiling fans throughout bedrooms This building holds a prime position fronting Multi-millionaire's Row within Mermaid Beach, a principal coastal suburb favoured for its renowned beaches and popular amenities. The address sits just across the road from golden sand and rolling surf, and within a 150m* stroll of Mermaid Beach Surf Club. Nearby are an array of popular shopping, cafes, and nightlife options, as well award-winning fine dining options including Little Truffle, Etsu, Bonita Bonita. Conveniently located within 3km are the lifestyle precincts of Nobby Beach and Broadbeach, where renowned attractions including The Star and Pacific Fair Shopping Centre await. The Gold Coast Highway is nearby for easy travel north or south. Explore the full potential of this renovated unit in a blue chip beachfront position – contact Gareth Denning 0410 300 121.