

**43/16 Crescent Avenue, Mermaid Beach, Qld 4218**



**Townhouse For Sale**

Wednesday, 1 May 2024

43/16 Crescent Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## Offers Over \$785,000

Superbly located in the heart of Mermaid Beach, this dual level townhouse offers everything you could ask for. It is nestled in the coveted Diamond Cove resort - a gated complex which features resort-style pool, spa and BBQ facility. It is a minute's walk to one of the Gold Coast's pristine beaches, where you can surf, swim and sunbathe. It is also within walking distance to all the amenities - restaurants, shops, medical centre, pharmacy, the Pacific Fair Shopping Centre, and the list goes on. Your life will be like a holiday every day when living in this beautifully landscaped, secured complex where you and your family can choose to be active or as relaxed as you wish. Ideally located within award winning Broadbeach State School catchment, you can stay assured that your kids will have a great learning experience and a solid foundation for a lifelong success. This is a superb opportunity to simply move into Gold Coast idyllic relaxed beachside lifestyle or seize an immensely lucrative investment asset in this intensely high-demand rental market. It comes fully furnished so no need to stress just move right in!

**Main Features:** \* Two spacious Bedrooms \* 1 Bathroom; and a powder room \* Fully renovated with high quality fittings throughout \* Modern kitchen with stone benchtops and near new appliances \* An extra Soundproof layer is integrated into entire tiled floor upstairs \* Open plan living area opening onto a private courtyard \* Master bedroom with a private balcony, and a recess which can be used as a nursery or a walk-in wardrobe. \* Three split air conditioners \* 4 top quality, ultra-quiet, 6 speed, remote controlled stylish ceiling fans \* Fitted LED lights throughout \* Build-in tetraploid power switches \* Security screens \* Intercom system and security gate \* Single garage has been converted into a study/multi purpose room. With the roller door still in place, you can easily convert it back to a garage. \* 30 meter in-ground resort style heated pool and spa

Body corporate: approx. \$128/week approx. \$6,672 p/year Council rates: approx. \$2,200 p/year Water: approx. \$1,800 p/year Building and pest report available through Before you Bid online. Please request link

This inviting townhouse offers convenience plus lifestyle. It is adjacent or close to: \* Shops and restaurants \* Medical centre and pharmacy \* Pacific Fair Shopping centre \* Star Casino \* Broadbeach Independent state school \* Putt Putt Golf \* Public transport It is a short drive to: \* Burleigh Head National Park \* Tallebudgera Creek Conservation Park \* Robina Town Centre \* Golf Courses \* Bond University \* Private and State Schools \* Hospital \* Theme parks

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.