

**5/11 Mermaid Avenue, Mermaid Beach, Qld 4218**

**Professionals**

**Unit For Sale**

Wednesday, 22 May 2024

5/11 Mermaid Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Simon Francis  
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**\$750,000**

This well presented, first floor two bedroom apartment is in a solid block of 9 units. Situated on a large 1,108m<sup>2</sup> parcel of RD8 high density, unlimited height zoned land and is set back just 250m to the sand and the bright blue Pacific Ocean. This unit is an oldie but a goodie! In a quiet block with low body corporate and with a lock up garage this property offers the beachside Gold Coast lifestyle. The apartment has two bedrooms each with built in robes, master bedroom is a big king size space, with the second bedroom a good size double. The apartment has a large open space for living with a sunny northerly aspect. Retro, bright kitchen with lots of cupboard space which opens into designated dining room, with the dining flowing out to the living area and out to the north facing balcony. There is also a separate laundry big enough for a bathroom conversion. Mermaid Beach is famous for its lower density beachside living and convenient laid back lifestyle right in the heart of the Gold Coast. You are 250m to the beach, a five minute walk into Broadbeach restaurant precinct. 100m to Pacific Fair, walk to the Casino. You have a light rail station only a stone's throw away giving you access to the northern Gold Coast and now into the next stage to Burleigh Heads. This unit stacks up as a nice long-term investment. And can easily be renovated on a small budget for the owner occupier looking for the Gold Coast beachside lifestyle on a budget. 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.