

**5/2589 Gold Coast Highway, Mermaid Beach, QLD,
4218**



Sold Apartment

Wednesday, 21 June 2023

5/2589 Gold Coast Highway, Mermaid Beach, QLD, 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Westaway

Sold By The Sam Westaway Team

Mermaid Beach's Best Value Beachside Apartment.

Welcome to 5/2589 Gold Coast Highway, Mermaid Beach. Enjoy the full range of benefits of an endless summer lifestyle in this extremely sought-after pocket on the border of Broadbeach and Mermaid Beach.

Offering an exciting chance to secure your own slice of the exclusive Mermaid Beach lifestyle, this well-maintained apartment is tucked just metres away from the beach and 'Little Mermaid' Café while being just minutes walk to Pacific Fair, Broadbeach CBD and The Star Casino. Oozing with potential, this lifestyle pad is perfect for those seeking convenience in a beachside setting while offering renovators plenty of room to add value in the future.

Located on 888sqm of blue-chip real estate, this golden opportunity is earmarked for future redevelopment with the newly built 'Neo' apartments next door showcasing the potential. With high-density zoning and the expansion of the light rail through to Burleigh Heads, the rapidly growing infrastructure in the area will only continue to drive the growth and strong capital gains the suburb has been experiencing.

PROPERTY SPECIFICATIONS:

- 1 of just 9 apartments in a highly sought-after beachside location
- Spacious open plan living and dining with a bright north-facing aspect
- Galley style kitchen with functional appliances
- Huge master bedroom with built-in wardrobe
- Second generously sized bedroom with built-in wardrobe
- Well sized bathroom with bath/shower and separate toilet
- Shared laundry downstairs
- Prime investment opportunity with future redevelopment potential
- Total Land Share: 888m2 approx.
- Units in Complex: 9
- Rental Return: \$310 per week
- Lease Expires: 25/09/2022
- Rental Appraisal: \$520 - \$560 per week
- Body Corporate: \$31.74 per week approx.
- Sinking Fund: \$44,521.42 approx.
- Council Rates: \$2,617 p.a. approx.
- Year Built: 1976 approx.
- [VIDEO INSPECTION AVAILABLE UPON REQUEST]

Ideally positioned between the main social hubs of Broadbeach and Mermaid Beach, this iconic location places you within direct walking distance to multiple award-winning restaurants, Pacific Fair, The Star Casino, The Gold Coast Convention Centre and of course the golden sands of our world-famous beaches. Promising an unbeatable lifestyle with all the conveniences the Gold Coast has to offer, don't miss your opportunity to secure your own slice of this exclusive location.

We look forward to welcoming you home to 5/2589 Gold Coast Highway soon! For more information, please do not hesitate to contact The Sam Westaway Team on 0404 901 465.

Advertising Disclaimer: In preparing this property for sale we have used our absolute 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 purchasers should make their own enquiries to verify the information contained herein.