

5/33-37 Cronulla Avenue, Mermaid Beach, Qld 4218 **Professionals**

Sold Unit

Tuesday, 15 August 2023

5/33-37 Cronulla Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Unit



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\$850,000

If position, convenience and beach lifestyle is what you are looking for, then this townhouse ticks all the boxes and more. Cleverly designed over three levels, this modernized beachside townhouse offers the perfect fusion of lifestyle, location and sophistication in one of the most coveted positions on the Gold Coast! This on trend residence is positioned mere footsteps to the beach, shops and cafes. Nestled at the private rear of this boutique block of only 10 units, this property offers 2 bedrooms plus study or 3rd bedroom, bright and airy interiors and a generous outdoor courtyard. Wake up and smell the coffee (literally) with the very popular Bam Bam Bakehouse, Rafiki and Cafe on Hedges located just a short stroll from your doorstep. Whether you're looking to reside or invest, you cannot go wrong with this prime location, ideally positioned with the iconic beaches of the Gold Coast right at the end of the street and everything you need right at your fingertips! Properties of this calibre rarely last in this market so act fast or be disappointed! Features include:- Walk on the beach daily- Tri level beachside townhouse- 2 bedrooms plus study or 3rd bedroom, 3 bathrooms- 3rd bedroom/study and separate bathroom on the bottom floor, offering flexibility for various living arrangements- Front and rear balconies off living space and kitchen- Air-conditioning throughout for year-round comfort- Large low maintenance outdoor entertaining area - Light, bright and airy throughout- Single lock up garage - Security gate access from the street- Private rear position in block of 10 units set on 1,214m² of beachside land- Quality address adjoining prestigious Hedges Avenue and with the beach at the end of the street- Walk to the Mermaid Beach Surf Club and an array of cafes and restaurants- So close to Pacific Fair Shopping Centre, Star Casino and the convenience of the Light Rail Station - Body Corporate: Approx. \$tbc per week- Council Rates: Approx. \$2,594 per annum- Water Rates: Approx. \$1,000 per annum- Rental Estimate: Approx. \$800 per week Contact Matt Maguire or Luke Henderson today for a copy of the information pack or to register your interest today! 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.