

5/37 Sunbrite Avenue, Mermaid Beach, Qld 4218

 Coastal

Apartment For Sale

Saturday, 23 December 2023

5/37 Sunbrite Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Guy Powell
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Auction

Auction In Rooms, Wednesday 31st January at 11:00am. Level 1, 16 Queensland Avenue, Broadbeach. Conveniently located footsteps from the sand and surf and perfectly positioned in a boutique building of only 6 apartments on a 607sqm block, this recently refurbished and light-filled apartment with high ceilings presents an exciting opportunity to enjoy a relaxed carefree lifestyle where the beach is your playground. The functional floor plan is designed with relaxed easy living in mind, with generous open plan living and dining areas that flow seamlessly to your private north facing balcony offering fantastic indoor and outdoor flow. A renovated kitchen is positioned at the heart of the home with plenty of natural light, breakfast bench, stone bench tops and an abundance of storage. Luxurious oversized master suite with ensuite and additional north facing balcony. The second bedroom is very generously sized with another private balcony. Both bedrooms benefit from built-in robes, plantation shutters, ceiling fans and split system air conditioning. Directly upstairs from the apartment and located on the 4th floor you will find your very own exclusive and secure north facing rooftop terrace that captures sensational city skyline views. Partially enclosed and covered to create the perfect space to relax or entertain all year round. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, restaurants and bars, patrolled surfing beaches, Pacific Fair, Nobby's Precinct, public transport, local schools, sporting facilities, Burleigh Golf Course and the future light rail stage 3A development all only footsteps from your door. Property Features: • 2 bedroom, 2 bathroom, 2 carpark north facing apartment • Secure north facing exclusive use private rooftop terrace with city skyline views • Boutique building of only 6 apartments on a 607sqm block • Currently 100% owner occupied building • Top floor position, high ceilings throughout • Open plan living and dining with north facing balcony • Modern kitchen with stone bench tops, breakfast bench, abundance of storage, electric oven and cooktop • Master suite with additional north facing balcony, ensuite and built-in robes • Second bedroom with built-in robes and private balcony • 2 secure side by side car parking spaces in basement • Storage shed • Air conditioning throughout • Recently refurbished • Year round sea breezes • Only a short stroll to world class patrolled beaches, cafes, restaurants, Pacific Fair and public transport Property Specifics: • Council Rates: \$1,223.26* half yearly • Water Rates: \$356.29* per quarter • Body Corporate: \$96.30* per week • Rental Appraisal: \$850* per week *Approx 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 purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.