

**5/45 Karbunya Street, Mermaid Waters, Qld 4218**

**Unit For Sale**

Thursday, 7 March 2024



5/45 Karbunya Street, Mermaid Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tina Nenadic  
0755933111

## Offers above \$679,000

Embrace the essence of coastal living at this charming 2 bedroom top floor unit, boasting an abundance of natural light and scenic waterfront views. Set on the top floor of a boutique block of 6 units, this prime position property features 2 bedrooms, 1 bathroom and a spacious open floor plan. Step onto the north-facing balcony to admire the tranquil waterfront and the captivating city skyline beyond. Situated within a small walk-up block of only 6 units, this waterfront gem offers a serene escape with the convenience of low body corporate fees and a single lock-up garage. The location couldn't be better, with easy access to public transport routes and walking distance to the shops and restaurants of Markeri Street, Dan Murphy's, and the Lone Star Tavern. Pacific Fair, with its vast selection of shops, dining options, and entertainment, is also just a short distance away. In addition to the convenience of the location, you'll also be just minutes away from iconic Gold Coast beaches such as Broadbeach, Mermaid Beach, and Nobby's, as well as trendy cafes, bars, and restaurants. - North-facing unit providing abundant natural light and scenic water views - 2 bedrooms, 1 bathroom with bright and airy interiors - Features ceiling fans and air conditioning for added comfort - North-facing balcony overlooking the waterfront and out to the city skyline - Small walk-up block comprising only 6 units with low body corporate fees - Situated in a waterfront position with direct access to a sandy beach - Single lock up garage - Convenient location within walking distance to public transport routes, world class shopping at Pacific Fair and convenience of Markeri Street shops, Dan Murphy's and Lone Star Tavern - Minutes' drive to the iconic beaches of Broadbeach, Mermaid Beach and Nobby's and the trendy cafes, bars and restaurants of the Gold Coast. Submit an enquiry to receive a copy of the Information Pack or contact Tina Nenadic or Milan Egic for further information. Disclaimer: In the preparation of this document, we have used our best endeavour to ensure that the information contained herein is true and accurate, and 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 any information contained herein.