

5/53 Petrel Avenue, Mermaid Beach, Qld 4218

Professionals

Unit For Sale

Monday, 11 December 2023

5/53 Petrel Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Larissa Martos
0424996661

Auction

Our investors have called time on this highly sought after beachside apartment, presenting a fortunate new owner the chance to enjoy the position and lifestyle on offer. Act now and be rewarded! All genuine cash offers will be considered prior to Auction! This is a fantastic opportunity to secure a truly unique and exciting townhouse style unit offering a refreshing change from what you would normally find on the beachside. Positioned mere metres from the sand in the highly sought after 'Petrel Sands', a boutique beachside block of 8, this very rare 2 bedroom, 2 bathroom beach pad will not last long on the market! Boasting a sought after townhouse style, this lovely apartment oozes style with a relaxed beachside appeal. Downstairs offers a spacious and inviting living and study area flowing out to the generous sized entertaining terrace which is sure to impress your friends and family. Upstairs features 2 bedrooms, the master with ensuite and enclosed balcony, modern kitchen and dining area. There is direct access to the apartment from your own lock up basement tandem garage, which is rare and offers added security. It's no secret that Nobby's is hot and in high demand! Act quickly and you too can start living the enviable lifestyle Nobby Beach has to offer. This highly prized location is continually evolving, renowned for its relaxed coastal lifestyle and ever growing and changing mix of trendy cafes, bars and restaurants. Enjoy daily strolls along the picturesque beaches, catch up with friends over a cool drink and meal at one of the many stylish bars and restaurants at your fingertips. Make no mistake, our sellers have instructed us to submit ALL offers for consideration! Don't hesitate as other buyer's wont! Features:- Rare two storey townhouse style unit - Boutique block of 8 units, set on 810m2 block - 2 Bedrooms + study area - Master bedroom with ensuite and walk in robe - 2 Bathrooms, second bathroom with laundry and separate toilet- Separate lounge and dining areas - Modern kitchen with stainless steel appliances - Spacious garden courtyard plus sunny balcony upstairs - Tandem private lock up garage with internal access - Lovely timber floors throughout living spaces - Oversized floorplan- Convenient location, short walk to the beach and Nobbys Beach precinct- Body Corporate Levies: \$89 per week (approx.)- Council Rates: \$2,700 per annum (approx.) - Water Rates: \$1,400 per annum (approx.) - Rental Appraisal: \$775-\$825 per week Auction Tuesday 23rd January 2024, 6:00pm, Mermaid Beach Bowls Club Auction Conditions: \$50,000 Deposit, 30 day Settlement Take advantage of this opportunity today! An inspection of this property is a must to truly appreciate the opportunity on offer, but be quick as properties of this calibre rarely last!. Contact Luke Henderson or Larissa Martos for a copy of the information pack. Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. 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 only. 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.