

**5/62 Petrel Avenue, Mermaid Beach, Qld 4218**



**Sold Apartment**

Friday, 1 March 2024

5/62 Petrel Avenue, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$830,000**

Soothing, warm and cosy, this is very cool beach unit, which is sandwiched between the beautiful and vast Mermaid beach and the now very hip Nobby Beach. With 2 beds, 1 bath and a single lock up garage, the unit has been thoughtfully renovated. It's either the perfect launch pad for life in the GC or the ideal investment, either as an Airbnb or a permanent rental. You are move in ready. With only a 350 metres or a 3 minute walk to the beach, a 2-minute walk to shops, cafes, bars, restaurants and transport, there is really no better position in the whole of the city. Morning walks by the beach, followed by an Acai at BSKT or eggs benny at the Oxley, dinner down at Ally Chow/Gemillini, followed by a short Uber ride to the Casino and finally a last drink back Nobby's at Cambus Wallace. The position is so good because it really appeals to anyone in all walks of life. Close to nature for the lovers of the outdoors and also close to the action for those more nocturnal. This is a Bondi Beach in the making and is ideal for working couples, downsizers, investors, Airbnb's (doubt that's a word) and anyone seeking low maintenance, beachside living without the exorbitant price tag....and....there is so much more room to grow in this market. Mermaid is hot!!The photos, dialogue and the map will answer most of your queries, but if you have any further questions, call me on 0475 046 561. Happy to guide you through.

**HIGHLIGHTS:** • Private, light-filled, beachside unit • 2 Bedrooms/1 Bathrooms/single lock up car park • Air conditioning • Open kitchen • Minutes walk to Nobby Beach and Shops (perfect for Saturday and Sunday walks and push bike rides) • Low maintenance • Renovated • 7 units in total in the complex • Low Body corporate fees • Pets allowed - subject to body corp approval • A very short walk to Nobby Beach, Shops, Cafes, Bars and Restaurants • Still one of the fastest growing and more attractive areas on the Gold Coast • Local grocery store and delicatessen close by

**POTENTIAL INCOME:** Rental potential: \$800-\$850 per week (approx.) Airbnb/Stayz: \$290 - \$580 per night (entire home) Body corporate: \$78 per week approx.

**SCHOOL CATCHMENT ZONE:** Miami State School Miami High School Somerset College Kings Christian College Hillcrest Christian College Bond University

**DISTANCES:** Bus Stop - 350 m Major Shopping Centre - 5.8 km Primary School - 2.4 km High School - 850 m Parkland - 550 m Highway - 11.1 km Train Station - 7.4 km Beach - 350 m

In preparing this information we have used our best endeavors to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein