

6/14 Peerless Avenue, Mermaid Beach, Qld 4218

Unit For Sale

Thursday, 7 December 2023

6/14 Peerless Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Guy Powell
0413030851



Josie Ross
0417040441

\$750,000

The beach beckons from this low maintenance apartment presenting in neat and tidy, original condition on Mermaid Beach's doorstep. An absolute blank canvas for the lucky new owner to personalise and make their own or seize a savvy investment opportunity to simply land bank and hold for the future. Situated beachside of the Gold Coast Highway on prestigious Peerless Avenue footsteps to the sand and surf. Our investors have called time on this beachside beauty, coming to market for the first time since 2001 presenting a fortunate new owner the chance to enjoy the position and lifestyle on offer. Set on the second floor of a boutique older style block of only 7 apartments, this light, bright and beachy apartment offers an ideal relaxed, carefree lifestyle in a world class location. Your new daily routine will include a morning surf or leisurely strolls on the beach or along Hedges Avenue and dining at the endless array of nearby restaurants, cafes and bars. Also offering close proximity to the world class shopping at Pacific Fair, the cosmopolitan heart of Broadbeach, the excitement of Star Casino and the convenience of the Light Rail Station all just an easy walk from home.

Property Features:

- 1 of 7 apartments on a generous 809m² block 120m to beach
- 2 bedrooms with built in wardrobes
- 1 bathroom with separate toilet
- Tiled floors throughout
- Sunny northeast facing outdoor patio
- Large open plan kitchen flowing out to the living and dining area
- Larger secure car space in basement (suitable for 2 average sized cars)
- Highly desirable location just a short stroll to Broadbeach precinct
- Patrolled beach at the end of the street
- Easy walk to the light rail, transport routes and an array of restaurants and cafes

Property Specifics:

- Council Rates: \$1,719.45* half yearly
- Water Rates: \$378.03* per quarter
- Body Corporate: \$78.28* per week
- Currently Rented: \$500 per week until 07/08/2024
- Rental Appraisal: \$700 - \$750* per week

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. Photos have been used from the rental advertisement and are pre tenancy.