

**6/2304-2306 Gold Coast Highway, Mermaid Beach,
Qld 4218**

Professionals

Unit For Sale

Wednesday, 27 December 2023

6/2304-2306 Gold Coast Highway, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Matt Maguire
0437002952



Mitch Slattery
0413291977

Auction

Here's the perfect opportunity for the savvy buyer looking to secure their own slice of the lucrative Nobby Beach property market! The current owners have purchased elsewhere and this property is surplus to their needs! Located less than 500 metres to the beach, and just a short walk from Nobby Beach shops, restaurants and cafes, this spacious and modern 2 bedroom, 2 bathroom (Master with ensuite!) apartment is just what you need to live the beach lifestyle that you have always wanted. This property also provides 2 underground car spaces with the opportunity for additional storage! Set on the first floor of a modern boutique block of 7, this property offers a fantastic investment for your portfolio or a fabulous low maintenance lifestyle in the heart of one of the Gold Coast's most sought-after locations! Surf all day, indulge in the local trendy restaurants and cafes that Nobbys Beach has to offer and live the Nobbys lifestyle that all your friends will envy! Set in a modern boutique block of 7 with swimming pool and BBQ area, this spacious apartment features two well sized bedrooms, both with built in wardrobes and ceiling fans and two bathrooms. Well presented throughout this light and bright apartment offers comfortable living with a private balcony perfect for entertaining! Sick of driving to buy a paper or loaf of bread? Tired of trying to find a car park when you just want a quick dip in the ocean? Well, start living life to the fullest and buy this apartment today! Nobbys beach is the most sought after location on the Gold Coast, with its cafes, award winning restaurants and local shopping - all within quick walk, where you will love every aspect of it daily. Features:- Walk the beach daily- 2 bedrooms, 2 bathrooms- 2 secured basement car spaces- Private West Facing Balcony- Modern and spacious throughout- Small boutique block of 7- Fans throughout- Pool & BBQ area in building- Close to the NEW Oxley Centre, Nobbys shops, cafe's & restaurants- Light Rail at your fingertips! Body Corp: approx. \$120 per week (approx.) Rental Estimate: \$750-800 per week (approx.) Auction Tuesday 23rd January 2024, 6:00pm, Mermaid Beach Bowls Club Contact Matt Maguire or Mitch Slattery to arrange your inspection. 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.