

# 6/2312 Gold Coast Highway, Mermaid Beach, Qld 4218



## Sold Apartment

Tuesday, 9 April 2024

6/2312 Gold Coast Highway, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Aaron Worrad

**\$916,000**

Nestled in the heart of vibrant Mermaid Beach this fully renovated three bedroom apartment boasts a sleek and modern design, offering a perfect blend of comfort and style. Perfectly positioned within 500m to the beach. Live in, lock up or use as a high performing investment, the choice is yours with no restrictions. Features include:- Three double bedrooms- Air-conditioned master with walk in mirrored robe, ensuite and balcony access- Extensively renovated throughout- Two stylish bathrooms- Two basement car parks with a space for storage- Galley style kitchen- Open plan airconditioned living and dining area seamlessly flowing to a spacious balcony- Ceiling fans throughout- Fully furnished- Boutique building with only 15 lots - Lift access to all floors from basement- Double glazed windows in master bedroom and lounge room- Security screens and doors throughout- Mirrored built in robes in bedrooms two and three- New curtains and sheers throughout

Body Corporate: \$110 per week\* Council Rates: \$1,207.23 per 6 months (less if you owner occupy)\* Water and Sewerage Rates: \$326.34 per quarter\* Amenities include complex pool, shower, toilet, changeroom, back garden area with pergola and external clothes line. Exclusively Listed by Aaron Worrad – For all inspections and enquiry please contact Aaron on 0402 368 070 or [aaron@worradproperty.com](mailto:aaron@worradproperty.com)

The Location: Beach 500m, Mermaid Plaza 100m (Woolworths, Chemist, cafe, super butcher, bottle shop and more), future Mermaid Light Rail Station (completion 2025) 150m, a vast array of quality restaurants and cafes all within a 5 minute walk, Mermaid Bowls Club 120m, park and playground 120m, trendy Nobby Beach Village, cafes, restaurants, boutiques and bars 1.1km, buzzing Broadbeach, Pacific Fair, Star Casino and convention centre, world class shopping, dining and entertainment less than 2km, Surfers Paradise 7 minutes' drive north, beautiful Burleigh Heads Village, Beach, National Park 7 minutes' drive south. Gold Coast Airport 20 minutes in the car.

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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.\* denotes approximate measurements.