

6/45 Ventura Road, Mermaid Beach, Qld 4218

Professionals

Unit For Sale

Friday, 9 February 2024

6/45 Ventura Road, Mermaid Beach, Qld 4218

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Auction

You won't want to miss this unique opportunity - Apartments with this amount of exterior space are extremely rare and don't often become available! Conveniently positioned on the ground floor of the boutique 'Mermaid Cove', this is one of the largest units in the building and features a well sized bedroom, light and airy interiors and a overly generous north east aspect entertaining patio on title. "Mermaid Cove" is a boutique beachside building of just 16 apartments situated on 809m² land area, with famous patrolled beaches just at the end of the street. Residents enjoy the use of a sparkling pool and peace of mind with security intercom access and secure basement parking for one car. Secure a great low maintenance lifestyle or savvy investment opportunity within walking distance to the beach and right in the heart of one of the Gold Coast's most sought after locations! Located in such a central location and close proximity to everything you need, just a 3 minute walk to Mermaid Beach Surf Club, 150m walk to the beach, 2 minute walk to bus stop and proposed light rail station and just 10 minute walk to Pacific Fair. Features:

- 1 bedroom, 1 bathroom, 1 car space apartment
- Massive sunny north east facing on title patio
- Light, bright and airy
- Ceiling fans in living space and bedroom
- Boutique building of only 16 units with security access, secure basement parking and pool
- Sought after address adjoining Hedges Avenue and with the beach at the end of the street
- Easy walk to world class shopping at Pacific Fair, Bam Bam Bakehouse and upcoming Mermaid Beach light rail station!
- Close to Star Casino, Gold Coast Convention Centre and the cafes and restaurants of Broadbeach
- Council Rates Approx. \$1,834 per annum
- Water Rates Approx. \$1,146 per annum
- Body Corporate Approx. \$107.25 per week

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.