

6/56 Hooker Boulevard, Mermaid Waters, Qld 4218



Sold Apartment

Monday, 14 August 2023

6/56 Hooker Boulevard, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 124 m2

Type: Apartment

\$795,000

'Westwater' on Hooker Boulevard is a tightly held first class resort style residential building offering 5 star facilities with the added bonus of canal frontage and boating facilities. Centrally located within a stones throw from Pacific Fair, Star Casino, Gold Coast Convention Centre, Broadbeach restaurant precinct and the Gold Coast's famous beaches this prime 2nd floor, north facing, well presented two bedroom apartment with skyline & hinterland views ticks all the boxes for the astute buyer. Features Include: * Spacious, airconditioned open plan layout flows through to large balcony capturing the magnificent north aspect, skyline views and breathtaking sunsets. * Modern kitchen with stone bench tops & 900mm freestanding oven with induction cooktop * Two spacious bedrooms, airconditioned master with ensuite & extensive wardrobe * Separate laundry with extra storage * Quiet, well-maintained building * Security building with carspace and storage shed Resort Style Facilities: * Two swimming pools * Two spas * Sauna * Two tennis courts * Huge men's shed workshop * Games room/meeting room * BBQ area with seating * Lush, manicured irrigated tropical gardens * Boat ramp, marina - perfect for paddle boarding, kayaking or boating * Boat and trailer storage * Bike storage shed Security: * Onsite manager * Secure key and FOB access * 24 Hour security including roaming security guard with CCTV cameras throughout property Parking & Storage: * Secure underground parking with swipe access * Large double door lockable shed * Bike storage shed * Vehicle washing bay * Boat & trailer storage (access upon body corporate approval) * Boat mooring (access upon body corporate approval) Key Details: * Council rates: Approx. \$875 per 6 months * Water rates: Approx. \$725 per 6 months * Rental estimate: Approx. \$720 to \$750 per week * Apartment size: 124m² including covered balcony area Mermaid Waters is just 5 minutes from the beach and is bordered by Broadbeach to the north, Mermaid Beach to the east, Miami to the south and Robina to the west. It is known as a quiet, family residential area comprising the 17ha freshwater Lake Hugh Muntz and a series of lakes and canals winding through the neighbourhood providing recreational activities such as swimming and kayaking. The infrastructure includes shopping at Q Super Centre, Pacific Fair and Robina Town Centre complexes; education at Miami State School, Miami High School, Merrimac High School, All Saints Anglican School, Somerset College, Marymount College and Bond University. Sporting facilities at Pizzey Park include a skate park, swimming complex, Burleigh Bears Leagues Club, Burleigh Soccer Club, Little Athletics and a gymnastics club. All these facilities are within a few minutes drive or use the well appointed bus routes. Gold Coast airport only 15 minutes drive. Mermaid Waters lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity.