

6/85 Petrel Avenue, Mermaid Beach, Qld 4218

Professionals

Sold Unit

Wednesday, 25 October 2023

6/85 Petrel Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Larissa Martos
0424996661



Simon Francis
0413198357

Contact agent

Are you ready to seize an incredible opportunity in the real estate market? Look no further, because this motivated seller is ready to off sell their investment! Nestled just steps away from the rolling surf and sun-kissed sands, in the heart of the highly sought-after Nobby's precinct, lies this spacious 2 bedroom, 2 bathroom beachside haven. Positioned perfectly on the middle floor of the building, this apartment offers a generous, light-filled, and inviting open-plan living space that seamlessly connects to a sprawling entertaining balcony. Prepare to leave a lasting impression on your friends and family with the size and quality of this beachside gem. You'll take immense pride in calling "Chardonnay Palms" your home. This boutique, tightly held three-storey walk-up block is nestled amidst lush tropical gardens, offering residents a serene haven. Enjoy the convenience of a sparkling in-ground pool, intercom security, and secure basement parking. It's beachside living at its finest. This highly prized location continues to evolve, known for its laid-back beachside lifestyle and an ever-growing array of cafes, bars, and restaurants. Whether you're an astute investor looking to make your mark on the beachside property market, a future owner-occupier in pursuit of a sea change, or seeking a weekend retreat in one of the most exclusive locations on the Gold Coast, this perfectly positioned unit is an absolute must-see. Features:

- Spacious apartment perfectly situated on the middle floor
- 2 bedrooms and 2 bathrooms for comfort and convenience
- The master bedroom features an ensuite and a rear balcony with enchanting views
- A generous living space seamlessly connects to a large entertaining balcony, ideal for relaxation and gatherings
- Secure your peace of mind with 1 dedicated car space in the basement
- This secured building comprises only 12 units, enveloped by lush tropical gardens and a delightful swimming pool
- Enjoy low body corporate fees of \$62 per week (approx.), a testament to the quality and maintenance of the building
- Currently tenanted at \$550 per week with the lease set to expire on the 3rd of April 2024.

Don't let this exceptional opportunity slip through your fingers. Whether you desire a beachside oasis for yourself or a shrewd investment, this apartment promises a lifestyle of sand, surf, and the finest coastal living. Act now and contact us for a viewing before it's too late. For more information and a Property Memorandum, contact Simon Francis on 0413 198 357 or Larissa Martos 0424 996 661. Body Corporate Fees - \$62 per week (approx.) Water Rates - \$1,330 per annum (approx.) Council Rates - \$3,181 per annum (approx.) Current Rental Income: \$550 per week until 3rd April 2024 (property being sold with lease in place) 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.