

8/2312 Gold Coast Highway, Mermaid Beach, Qld 4218

Professionals

Unit For Sale

Sunday, 26 May 2024

8/2312 Gold Coast Highway, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Luke Henderson
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Offers Over \$800,000

Perfectly poised to embrace the vibrant lifestyle that this thriving suburb is renowned for. Welcome to "Sunrise Cove" a boutique building of only 15 units. Secure this prime positioned Nobby's Beach pad, just an easy stroll to the popular cafes, bars and restaurants of Nobby's Beach. Whether you're looking for a permanent lifestyle change to the beach, the perfect weekender or a smart investment opportunity, look no further! Situated one floor off the ground, this spacious unit features 2 well sized bedrooms plus a study, bright and airy open plan living that seamlessly flows out onto the large outdoor balcony, perfect for entertaining. "Sunrise Cove" offers a secluded swimming pool, security intercom entry, secure basement parking for two vehicles, visitor car parks, and a 'beachy' lifestyle that many envy. 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 the space of five minutes you can walk there and love every aspect of it daily. Begin your day with a leisurely stroll along the beautiful stretch of beach just metres from home. Enjoy a coffee and catch up with friends at one of the many stylish cafes, bars and restaurants at your fingertips - this is what the Nobby's lifestyle is all about! Features Include: - 2 Bedrooms + Study - 2 Bathrooms (master with ensuite) - Modern and appealing - Private north facing Balcony - Secure building of 15 with lift - Basement parking for 2 cars (tandem) - In-ground Pool in building - Walk the beach Daily - Close to Nobbys shops, cafe's & restaurants Body Corporate: \$100 per week (approx.) Council Rates: \$1,900 per annum (approx.) Water Rates: \$1,500 per annum (approx.) Currently Rented for \$685 per week until 09/07/2024 Don't miss this incredible opportunity to own your own slice of paradise in one of the Gold Coast's most desirable locations. Embrace the beach lifestyle you've always dreamed of. Contact Luke Henderson or Larissa Martos to book your inspection. 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.