

8/2320-2330 Gold Coast Highway, Mermaid Beach, —

Coastal

Qld 4218

House For Sale

Thursday, 22 February 2024

8/2320-2330 Gold Coast Highway, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Guy Powell

0413030851

Offers Over \$899,000

This modern apartment presents an incredibly rare opportunity to secure your own tropical oasis and enjoy a relaxed carefree lifestyle in the heart of Mermaid Beach. A truly unique find, this property offers more outdoor and yard space than found in most duplexes. Conveniently located footsteps from the sand and surf this residence has been perfectly designed for year-round enjoyment and entertainment benefiting from an expansive outdoor entertaining area, Bali hut, quality decking, low maintenance manicured gardens and a separate off-street entrance. The functional floor plate is designed with relaxed easy living in mind, with generous open plan living and dining areas that flow seamlessly to your East facing balcony offering fantastic indoor/outdoor flow. A modern kitchen is positioned at the heart of the home with stone bench tops, breakfast bench and plenty of storage. Spacious master suite with walk-through robe and ensuite. Generously sized second bedroom with built-in robe. Both bedrooms with split system air conditioning, ceiling fans and direct access to an additional North Facing balcony. A large family bathroom services the second bedroom, separate internal laundry. An exclusive and secure low maintenance yard surrounds the home offering extensive outdoor entertaining areas with a large Bali hut, astro turf, manicured gardens and storage shed. Positioned within the highly sought after 'Diamond Sands' Resort filled with resort style facilities, this is a unique opportunity not to be missed. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, restaurants and bars, patrolled surfing beaches, Pacific Fair, Nobby's Precinct, public transport, local schools, sporting facilities, Burleigh Golf Course and the future light rail stage 3A development all only footsteps from your door. Property Features: • 2-bedroom, 2-bathroom elevated ground floor apartment • Extensive outdoor entertaining area with Bali hut, quality decking, low maintenance yard and gardens, storage shed • Open plan living and dining spaces • Modern kitchen with breakfast bench, stone bench tops, quality appliances and plenty of storage • Spacious master suite with walk-through robe, ensuite and additional balcony • Second bedroom with built-in robe, also servicing the additional balcony • Large family bathroom with oversized shower • Separate internal laundry • Underground single secure carpark • Split-system air conditioning throughout • Resort style facilities; lagoon style swimming pool with sandy beach section, spa, BBQ facilities, secure gated complex, CCTV Property Specifics: • Council Rates: \$1,646.26* half yearly • Water Rates: \$389.47* per quarter • Body Corporate: \$103.07* per week • Currently Rented: \$850 per week until 14th November 2024 • Rental Appraisal: \$800 - \$850* per week*ApproxDisclaimer: 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, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.