

**8/2320 Gold Coast Highway, Mermaid Beach, QLD,
4218**



Sold Apartment

Wednesday, 21 June 2023

8/2320 Gold Coast Highway, Mermaid Beach, QLD, 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Sam Westaway

Sold By The Sam Westaway Team

One-Of-A-Kind Apartment With Expansive Outdoor Entertaining Area And Bali Hut

Welcome to 8/2320 Gold Coast Highway, Mermaid Beach. Embracing the coastal lifestyle, this modern ground floor apartment provides an incredibly rare buying opportunity complete with its own landscaped yard, expansive outdoor entertaining area, Bali hut and separate entrance.

You won't find another apartment like this! Cleverly designed for year-round entertaining, the apartment has been modernised to include a range of creature comforts and contemporary design choices that allow a seamless indoor-outdoor flow no matter the weather. The full-sized Bali hut provides the ideal space for photo worthy summer barbeques and evening drinks while the east facing patio is perfect for soaking up the sun with your morning coffee. Add the huge yard with its own shed and more space than some houses and you'll realise just how unique this home is. The sleek kitchen sits at the heart of the interior providing plenty of space to entertain friends and a range of modern appliances for your next culinary masterpiece. The master suite features its own walk-in wardrobe and ensuite for the perfect place to retreat to, while the second bedroom also includes its own spacious balcony.

Complimenting this incredible apartment and beachside locale, the Diamond Sands Resort provides an enviable lifestyle. The complex provides access to a huge lagoon style swimming pool with a sandy beach section, spa and BBQ facilities. Additionally, there is 24-hour CCTV for peace of mind, a secure gated entryway and underground parking. All of this positioned just footsteps from the beach, this apartment offers strong rental returns and the additional option to holiday let the property.

PROPERTY SPECIFICATIONS:

- One-of-a-kind ground floor apartment with expansive private entertaining area and Bali hut
- Huge sunny yard with decked outdoor area, landscaped gardens, synthetic turf, in-built lighting and storage shed
- Rear east facing balcony with retractable outdoor screens for year-round entertaining
- Spacious open plan living and dining with split-system air-conditioning
- Stylish modern kitchen with stainless steel appliances and an abundance of storage
- Master bedroom with walk-in wardrobe and modern ensuite
- Second bedroom with built-in wardrobe and separate spacious balcony
- Family bathroom with feature vanity and oversized shower
- Separate laundry
- Secure car space
- Separate secure gated entryway for quick access to the beach and local shops
- Lagoon style swimming pool with sandy beach section, spa and BBQ facilities onsite
- Secure gated complex with CCTV for peace of mind
- Great rental returns with ability to holiday let
- Units in complex: 93
- Total Land Share: 1.49Ha approx.
- Rental Appraisal: \$690-\$740 per week
- Council Rates: \$1,742.52 pa approx.
- Body Corp: \$87.80 per week approx.
- Sinking Fund: \$348,715.62 approx.
- Year Built: 1995 approx.

Enviously positioned just moments from the surf and golden sands of Nobby Beach, the promise of early morning swims and relaxed sunset strolls eagerly await you. The allure of the sand between your toes is complimented by a convenient range of local cafes, breweries, shopping, dining and schools at your doorstep, making your own two feet your preferred daily mode of transportation. Truly offering something for everyone, should you need to jump in the car, you'll find some of

the best of what the Gold Coast has to offer with the ever-popular dining and nightlife precincts of Nobby Beach, Burleigh Heads' James Street and Broadbeach's Surf Parade just minutes up the road.

We look forward to welcoming you home to 8/2320 Gold Coast Highway.

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