

# 8/31-33 Venice Street, Mermaid Beach, Qld 4218

## Apartment For Sale

Tuesday, 19 March 2024

8/31-33 Venice Street, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Apartment**



Paulette Koriacos  
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Nat King  
0403042677

**\$798,000**

8/31 Venice Street, Mermaid Beach This is an exclusive opportunity brought to you by a motivated seller. Act now as this property must be sold, don't miss out on securing your dream home or investment! Perched on the third level, this two-bedroom sunlit beachside unit offers a warm and inviting ambiance, capturing the soothing coastal breeze just steps from the pristine surf and sand. Freshly painted and renovated, this property features two spacious bedrooms complete with built-in wardrobes and ceiling fans, with the second bedroom boasting a balcony. The well-appointed kitchen offers ample cupboard space and modern electric appliances, seamlessly flowing into the open-plan lounge and dining area that extends onto the balcony. Additionally, the property includes a spacious bathroom and a single lock-up garage with ample storage space. This apartment presents an excellent investment opportunity with reliable tenants in place. Indulge in the luxury of being mere steps away from the golden sands of Mermaid Beach and Hedges Avenue "Millionaires Row" Enjoy access to local amenities including shops, eateries, and cafes, with Pacific Fair, Broadbeach's vibrant precinct, and the light rail just moments away. Be quick to inspect, apartments in Mermaid Beach are in short supply do not last long! Contact Paulette at 0456 778 678 or Nat 0403 042 677 to schedule your viewing today! - 2 bedrooms with sleek built-in wardrobes - A modern kitchen equipped with contemporary appliances - A tastefully renovated bathroom and laundry exuding modern elegance - A separate toilet for added convenience - A private balcony ideal for alfresco relaxation - A single lock-up garage with ample storage space Body Corp - \$50.00 per week / \$639.96 per quarter approx. Rental appraisal - \$650.00 - \$750.00 per week approx. Mermaid Beach is an esteemed beachfront locale celebrated for its convenient and walkable lifestyle. This address enjoys a prime position just one street away from a patrolled beach. It offers effortless access to the boutique shopping, dining, and nightlife of Nobby Beach. It is also in proximity to renowned local eateries, including Mermaid Beach and Nobby Beach surf clubs and BSKT, a mere 230 meters away. A brief drive opens up the amenities of nearby Broadbeach, home to The Star and the world-class retail precinct of Pacific Fair Shopping Centre, all accessible via the Gold Coast Highway. Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here.