

**8 Melody Street, Mermaid Waters, Qld 4218**



**House For Sale**

Friday, 14 June 2024

**8 Melody Street, Mermaid Waters, Qld 4218**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 612 m2**

**Type: House**



Nicky and Jason Cunningham  
1300576000

## Auction

This primely positioned block, crowned by a modern single-level house, presents an enticing opportunity for an astute investor or developer. Set directly opposite Pacific Fair Shopping Centre and minutes from patrolled surf, the property offers a premier walk-about-town lifestyle from within a burgeoning pocket. Renovated and fully furnished, the existing residence is truly turn-key and has been designed for dual living. In addition to a communal living, dining and kitchen zone, there are four private bedrooms, two of which boast an ensuite and kitchen facilities. The fully fenced grounds feature a large alfresco patio and multiple, artificial lawn areas, along with a single garage, double carport and large gated driveway that ensure plenty of parking for residents. In its current state, the property presents an excellent investment opportunity, with its functionality and central location guaranteed to generate a high rental yield. Those with long-term development plans could landbank the 612m<sup>2</sup>\* lot until they are ready to maximise its value with a redevelopment. Pending DA approval, there is potential for the construction of up to four villas with a height limit of 9m\* on the site. The Highlights:- Modern single-level house designed for dual-living- 612m<sup>2</sup>\* block with redevelopment potential- Prime location directly opposite Pacific Fair Shopping Centre, close to patrolled beaches and Broadbeach's many amenities- Strong rental income source for a savvy investor- Development potential for multiple dwellings with a 9m\* height limit, pending DA- Private front and rear yards with artificial turf; large patio- Interior is renovated and fully furnished- Communal living, dining and primary kitchen area with outdoor access- Primary kitchen features oven, five-burner gas cooktop, double sink, storage and bench seating- Four bedrooms, all with built-in robes, two with a private ensuite and external access- One bedroom features a full kitchen with oven, cooktop and sink; another bedroom has a kitchenette with sink and rangehood- Each ensuite and the main bathroom have floor-to-ceiling tiles, shower, single vanity and toilet- Laundry with sink, storage and outdoor access- Single garage plus double carport; large driveway offering abundance of secure parking- Split-cycle air-conditioning and ceiling fans throughout- Fully fenced property with gated vehicle and pedestrian access

Outgoings: Council Rates: \$2763.34 approximately per year Water Rates: \$2215.04 approximately per year

Situated for the utmost convenience, the property is directly opposite the world-class retail precinct of Pacific Fair Shopping Centre. A 1.6km walk or cycle opens up a beachfront parkland, playground and patrolled stretch of golden sand and rolling surf. The address is also located for easy access to the many dining, shopping and entertainment amenities of Mermaid Beach and Broadbeach, which include The Star Casino and Gold Coast Convention and Exhibition Centre. Proximity to the Gold Coast Highway, light rail and other public transport options facilitate easy travel north or south. Explore the full potential of this high-value holding in a premier beachside pocket – contact Jason and Nicky Cunningham on 0414 690 063.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.