

**82/300 Cottesloe Drive, Mermaid Waters, Qld 4218**

**premium** | G O L D  
**properties** | C O A S T

## **Sold Townhouse**

Thursday, 26 October 2023

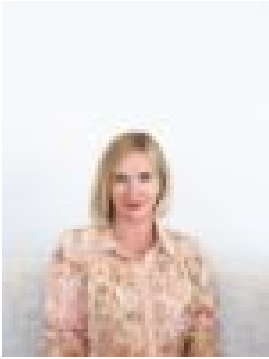
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Maria Hobbs

**\$709,000**

Situated in 'Sailfish Point' a well managed secure community in the heart of Mermaid Waters. Enjoy a resort style pool, BBQ with covered entertaining area, tennis court, fishing pontoons and a boat ramp. Bright and tidy throughout with open plan living leading out to a private courtyard garden. Upstairs are three bedrooms including a large master, all with built in wardrobes, a linen press and a spacious family bathroom with separate toilet. Close to both Pacific Fair and Robina Town Centre. Easy access to M1 Motorway. Perfect for Bond University. Walk to Burleigh Bears Rugby League Club. This home is the perfect investment with an excellent rental return or it will make an easy living home with the amazing facilities which Sailfish Point offers. Perfectly located 2 storey townhouse with low Body Corporate. Secure gated complex, with excellent on-site managers and resort style facilities. Currently tenanted until March 2024 at \$600 per week. Rear courtyard, secure and pet friendly (subject to approval). 3 spacious upstairs bedrooms with built-in wardrobes plus linen press. Family bathroom and separate toilet. Single car garage with laundry. Close to transport, schools, university & major shopping centres. Body Corporate: Approx \$53 per week. Council rates: Approx \$2420 p/a. Water rates: Approx \$1400 p/a. This impressive townhouse will perfectly suit the investor, those wishing to downsize or the first home buyer. Inspection is highly recommended.