

**9/123-125 Seagull Avenue, Mermaid Beach, Qld
4218**



Apartment For Sale

Wednesday, 12 June 2024

9/123-125 Seagull Avenue, Mermaid Beach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Auction

Set only one block from the beach, this beautifully renovated apartment presents a turn-key lifestyle opportunity in a boutique building of only nine residences. Occupying a premier north-east corner position on the top floor of 'Seagull Villas', the home is afforded maximum privacy, abundant natural light and elevated city skyline views. No detail or expense was spared in the renovation of the stylish interior, which now boasts engineered oak flooring and pearlescent rendered walls. The generous kitchen has been refreshed with brand-new appliances, chic matte cabinetry and an Istinto Pietra Spaccata splashback. Adjoining the kitchen is the bright and open living and dining area, which features a charming arched wall niche. This space spills out to the main balcony, where two sets of built-in seats encourage you to settle in with a nightcap to watch the city lights sparkle through the treetops. The home's considerate layout ensures ample privacy for its two bedrooms. The primary bedroom benefits from balcony access and an ensuite with luxurious brushed brass fixtures, while the other boasts dual built-in robes. Located at the entry to the apartment is an additional private, exclusive-use balcony, which offers up a picturesque hinterland outlook. There is one oversized basement car park, where you can leave the car and stroll to the nearby patrolled beach and vibrant amenities.

Highlights:

- Fully renovated top-floor apartment, only one block back from the beach
- Premier north-east corner position on Level 3 affords extra privacy and elevated city views
- Exclusive opportunity as one of only nine residences inside the boutique 'Seagull Villas' building
- Walking distance to patrolled sand and surf and vibrant amenities
- Curved, freshly painted balcony with city outlook and two built-in seats; second secure, exclusive use balcony at entry with hinterland view
- Modern interior features engineered oak floors, rendered walls finished with pearl a sheen; new electrical work
- Open living and dining area features balcony access and arched wall niche with built-in cabinetry
- Kitchen features brand-new appliances including four-burner electric cooktop, oven and dishwasher; sink; matte soft-close cabinetry and an Istinto Pietra Spaccata splashback
- Primary bedroom has built-in robes, balcony access and ensuite with brushed brass fixtures
- One additional bedroom with two sets of built-in robes
- Master ensuite and main bathroom both feature floor-to-ceiling tiles, walk-in showers with rain and hand-held shower heads plus single vanities
- Main bathroom has a separate toilet, while the ensuite's is internal
- Hidden laundry with sink and storage
- Ample internal storage throughout
- One secure, oversized basement carpark
- Aiphone intercom

Mermaid Beach is a principal coastal suburb favoured for its golden sand, rolling surf and vibrant amenities. Residents of Seagull Villas can stroll just 150m to swim or surf at the patrolled beach overlooked by lifeguard tower 24. A number of popular cafes and eateries, including The Milkman's Daughter, are within walking distance, while Nobby Beach's evolving lifestyle precinct is less than 1km away, and the heart of Broadbeach is 3km. Also less than 5km away is the vibrant shopping, dining and nightlife precinct Burleigh Heads. The Gold Coast Highway is nearby, facilitating easy travel north or south. Secure a premium opportunity in an exclusive beachside development – contact Hayley Kidson 0412 969 898.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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