

10/108-112 Petrel Avenue, Mermaid Beach, Qld 4218

Apartment For Sale

Wednesday, 26 June 2024

10/108-112 Petrel Avenue, Mermaid Beach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Guy Powell
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Auction

Auction Onsite, Saturday 20th July at 2:00pm. Conveniently located footsteps from the sand and surf and perfectly positioned in a boutique building of only 12 apartments in a three storey walk-up, on a triple beachside block, this recently refurbished, and light-filled apartment presents an exciting opportunity to enjoy a relaxed carefree lifestyle where the beach is your playground. Whether you're seeking a low maintenance yet luxurious lock-and-leave or a beach residence that's made for entertaining, this property is designed to complement the desire for an unrivalled lifestyle. A truly unique offering, boasting a massive 81sqm private rooftop with panoramic views, capturing the best of ocean sunrises, hinterland sunsets and city lights all year round. Fully enclosed sundrenched living area off the rooftop, complete with quality decking, floor to ceiling glass slider doors and an additional North facing balcony with storage shed. A well-equipped kitchenette with breakfast bench and built-in BBQ, perfect for entertaining friends and family. The lower-level functional floor plan is designed with relaxed easy living in mind, with open plan living and dining areas flowing seamlessly to the generous East facing balcony, capturing beautiful sea breezes and offering fantastic indoor / outdoor flow. A renovated kitchen is positioned at the heart of the home with stone bench tops, electric cook top and an abundance of storage. Two bedrooms on the ground level both with built-in robes and ceiling fans, one with a private balcony. Modern family bathroom with freestanding bathtub and separate toilet. Third bedroom located upstairs with renovated ensuite and dual balcony access. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, restaurants and bars, patrolled surfing beaches, Pacific Fair, Nobby's Precinct, public transport, local schools, sporting facilities, Burleigh Golf Course and the future light rail stage 3A development all only footsteps from your door.

Property Features:

- 3-bedroom, 2-bathroom, 1 car split level apartment over 263sqm internal and external floor space
- Boutique building of 12 apartments on a triple beachside block
- Recently refurbished and perfectly positioned less than 250m to world class beaches
- Top floor position, high ceilings throughout
- Expansive 81sqm private rooftop terrace with panoramic views of the hinterland, skyline views and ocean glimpses
- Sundrenched additional living area off the rooftop with quality decking, well-equipped kitchenette and North facing balcony
- Open plan living and dining areas with large East facing balcony, year-round sea breezes
- Modern kitchen with stone bench tops, electric cook top and an abundance of storage
- Two bedrooms downstairs both with built-in robes, one bedroom with private balcony
- Third bedroom upstairs with built-in robe, ensuite and dual balcony access
- Renovated family bathroom with freestanding bathtub and separate toilet
- Separate laundry
- Single car park space in secure basement
- Storage shed on top floor balcony
- Only a short stroll to world class patrolled beaches, cafes, restaurants, Nobby's Precinct and public transport

Property Specifics:

- Council Rates: \$1,665.59* per half year
- Water Rates: \$325.86* per quarter
- Body Corporate: \$100.62* per week
- Rental Appraisal: \$1,200 - \$1,300* per week

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