

**2/39 Ventura Road, Mermaid Beach, Qld 4218**

 Coastal

**Apartment For Sale**

Wednesday, 10 July 2024

2/39 Ventura Road, Mermaid Beach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers Over \$749,000

The beach beckons from this low maintenance two level apartment on Mermaid Beach's doorstep. Flooded with natural light, this neat and tidy apartment is perfectly positioned in the most sought-after location in a small boutique building of only 7 units on a double beachside 809sqm block. An absolute blank canvas for someone to make their own or a savvy investment opportunity to simply land bank and hold for the future. Mere footsteps to the sand, surf and cafes including Mermaid Lifesaving Club and Rafiki Café, embrace a relaxed, carefree lifestyle in a world class location. The ground floor comprises of open plan living and dining spaces that flow to your outdoor covered patio. Central well-equipped kitchen with plenty of storage and separate laundry. Upstairs; oversized master bedroom with built-in robes, study nook and private balcony. Generously sized second bedroom with built-in robes and ceiling fan and large family bathroom. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, parklands, restaurants and bars, patrolled surfing beaches, Miami Marketta, Nobby's Precinct, public transport, local schools, retail shops, sporting facilities, Burleigh Golf Course, and the future light rail stage 3A development all only footsteps from your door. Property Features: • Two-bedroom, one-bathroom two level beachside apartment • Perfectly positioned within a boutique building of 7 units on a double beachside 809sqm block • Open plan living and dining spaces • Outdoor covered patio • Well-equipped kitchen with plenty of storage • Oversized master bedroom with study nook, built-in robes and private balcony • Second bedroom with built-ins and ceiling fan • Neat and tidy large family bathroom • Separate laundry • Mere footsteps to world class patrolled beaches, cafes, restaurants, bars, public transport and all that this lifestyle location has to offer • Close to Pacific Fair, Broadbeach dining & café precinct, Light Rail Station, The Star Casino & Convention Centre

Property Specifics: • Council Rates: \$1,713.11\* per half year • Water Rates: \$317.60\* per quarter • Body Corporate: \$73.38\* per week • Rental Appraisal: Currently rented at \$650\* per week • Current Rent Appraisal - \$750 - \$800\* per week Approx\*Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.