

**5/43 Arthur St, Mermaid Beach, QLD, 4218**

**Sold Apartment**

Friday, 16 August 2024

**McGrath**

5/43 Arthur St, Mermaid Beach, QLD, 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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## Prime Beachside Renovator

Positioned on an oversized 817sqm corner block within a boutique building of just 6 apartments, this two bedroom top floor unit promises an unmatched lifestyle, less than 300 metres from the golden sands of Mermaid Beach and the new Mermaid Plaza Shopping Village. Bursting with future redevelopment potential, the apartment offers an incredible opportunity for investors, renovators and those looking for an affordable entry into the enviable beachside market.

- Oversized 817sqm corner block with only 6 apartments in the complex
- Enjoy a 2 min walk to the sand and surf of Mermaid Beach
- Only 100m to the popular Mermaid Beach Village
- Incredible opportunity to update and add value or hold for future redevelopment
- Open plan living and dining leads effortlessly to a generous balcony
- Two great sized bedrooms with built-ins
- Good sized kitchen and central main bathroom, ready to modernise
- Hallway storage, ceiling fans and security screens throughout
- Communal laundry plus dual tandem ground level car spaces
- Close to public transport and Nobbys' array of cafes and restaurants
- 10 mins to Pacific Fair, Q Super Centre or Burleigh's James Street
- Council Rates: \$2, 678.08 per annum. Water Rates: \$2,098.68 per annum.
- Rental Appraisal: (current condition) \$600-\$650 per week
- Rental Appraisal: (freshen up) \$750 per week
- Currently rented out for \$420 per week until 20/11/2024
- Body Corp fees: \$94.88 per week