

2/20 Dolphin Avenue, Mermaid Beach, QLD, 4218

McGrath

Duplex Semi-detached For Sale

Friday, 16 August 2024

2/20 Dolphin Avenue, Mermaid Beach, QLD, 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Duplex Semi-detached

Duplex with a pool only 300 metres to Nobbys

Welcome to Mermaid Beach, envied the world over for its beautiful stretch of coast, close proximity to acclaimed restaurants and cafes, plus easy access to the Gold Coast's premier holiday destinations and major shopping centres. This beautifully appointed duplex offers the best in relaxed coastal living just a short stroll to the heart of Nobby Beach.

- Just 300m to Nobbys restaurants, cafes, shops and family-friendly surf club
- Superbly low-maintenance, enjoy carefree living with sparkling plunge pool
- Glass-walled open-plan lounge/dining area awash in light and easy outdoor flow
- Chill out or entertain friends and family in the fantastic covered alfresco area
- Newly refreshed contemporary kitchen showcases views over the pool
- Study/multi-purpose creative space on lower level with stylish barn door
- Master bedroom on upper level offers private palm-view balcony
- Two further bedrooms both feature built-ins, fans and direct balcony access
- Modern main bathroom with tub, large powder room downstairs, internal laundry
- Lock up storage space, secure off-street car park, extensive solar system
- Council Rates: \$2,892.62 per annum. Water Rates: \$1,767.44 per annum
- Rental Appraisal \$1,100-\$1,200pw.