

**4/72 Seagull Avenue, Mermaid Beach, QLD, 4218**



**Unit For Sale**

Thursday, 1 August 2024

4/72 Seagull Avenue, Mermaid Beach, QLD, 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Perry Brosnan  
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## Beachside Opportunity - 2 Bedroom - Nobby's Beach Pad

You will have to act fast if you want to purchase into one of the most sought after beachside positions on the Gold Coast! Ideally positioned within metres to the pristine beaches of Mermaid Beach and Nobby's Beach, just an easy stroll to all the trendy cafes, bars and restaurants. This is an opportunity the astute buyer can't afford to miss.

Situated on the first floor in a small walk up block of only 9 units, this spacious 2 bedroom unit with ensuite, is light, bright and airy, with a large North East facing balcony, perfect for lazing back and enjoying the beautiful sunshine and ocean breezes on offer.

This solid property is uniquely designed whereby it does not share any common walls with neighbouring units, offering aspects North, South and East maximising natural light and great cross ventilation. Whether you're an investor wanting to make your beachside mark, an owner occupier in search of a sea change or in the market for a weekender by the beach, this perfectly positioned unit is a must to inspect.

### Features:

- 2 bedroom, 2 bathroom Nobby's Beach pad
- Both bedrooms with built in wardrobes, master bedroom with small ensuite (shower and vanity only)
- Galley style kitchen, living and dining space
- Generous North East facing balcony - sit back, relax and soak up the sun
- Large bathroom with bath, combined laundry, separate toilet
- Lock up garage with loads of room for storage
- Beachside walk up block of only 9 units on approximately 809m<sup>2</sup> land area with potential for future redevelopment
- Sought after beachside position within easy walk to the surf and sand
- So close to the cafes, bars and restaurants of Nobby's Beach
- Currently tenanted with good tenants in place

Life's a dream when you live at Nobby's! Immerse yourself in the relaxed coastal vibe and family friendly community feel with an eclectic mix of cafes, bars and restaurant options that this ever popular precinct is renowned for.

Begin your day with a coffee and breakfast at the Surf Club or one of the popular cafes nearby such as BSKT or The Oxley, followed by a leisurely stroll along the beautiful stretch of beach just metres from home. Catch up with friends over a cool drink and meal at one of the many stylish bars and restaurants available to you at your fingertips.

You'll also love the close proximity to world class shopping at Pacific Fair, Star Casino and the Broadbeach entertainment precinct, all within a few minutes' drive as well as the convenience of public transport options - once the stage 3 of the light rail is completed, you will never need your car, just your walking shoes and a GO card!

### The Location:

Beach virtually on your doorstep 200m, Nobby's Beach Village, Shops, Cafes, Restaurants, The Oxley 300m, Nobby's Beach Surf Club and BSKT Cafe 400m, Pacific Fair Shopping Centre 2.5km, Buzzing Hub of Broadbeach- Restaurants, bars, cafes, shopping 2.8km, Gold Coast Star Casino 2.7km, Surfers Paradise 7.5km to the north, Beautiful Burleigh Heads Village and National Park 4km to the south and Gold Coast Airport approx.20 minute drive, \*Nobby's Beach G-Light rail station 500m (\*due completion late 2025)

- Council rates: \$1,831 bi-annually (approximately)
- Water rates: \$350 per quarter (approximately)
- Body Corporate rates: \$53 per week (approximately)
- Rental Appraisal: \$800 per week (approximately)

To arrange an inspection, contact Perry Brosnan from Harcourts Property Hub on 0414 758 204.

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.

\* denotes approximate measurements.