

6/3 Jodie Court, Mermaid Waters, Qld 4218



Unit For Sale

Wednesday, 10 July 2024

6/3 Jodie Court, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Ben Gannon
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CONTACT AGENT

Centrally located and within walking distance of Pacific Fair Shopping Centre, public transport and popular entertainment and dining options, this two-bedroom, one-bathroom apartment in the Caroon complex on Lake Intrepid in Mermaid Waters, invites savvy investors, motivated renovators and first home buyers in search of a diamond in the rough. Perfectly positioned to enjoy all-day natural light from a north facing balcony off a large, combined kitchen, dining and living room, this entry-level apartment with internal brick feature walls presents an exceptional option for buyers. With built-in wardrobes and carpet to both bedrooms, a large bathroom with shower, bathtub and toilet, a separate laundry and secure, lock-up garage for one vehicle, this apartment presents significant value for those seeking a property with potential. Located just minutes from the beach, nearby parklands, walkways and bike paths, this apartment delivers plenty of options for those who enjoy the great outdoors and everything central Gold Coast living has to offer. Whether it be an early morning surf at Mermaid Beach, stand-up paddle boarding on Lake Intrepid or catching up with friends at the nearby Lucky Bao restaurant or local La Macelleria Ice Creamery, this property delivers in spades when it comes to location and lifestyle. With a total internal living space of 104sqm, plus single lock-up garage and balcony, this property presents a great opportunity for those seeking an entry level, centrally located apartment, just minutes from the beach. It also presents as a desirable investment opportunity, currently tenanted at \$545 per week. Given its potential, this property won't be on the market long. Contact us today to secure this modestly maintained two-bedroom apartment, with potential, in the heart of Mermaid Waters. Features include • Two bedrooms with built-in wardrobes • One bathroom, with bathtub • Large, combined kitchen, living, dining • Separate laundry • North facing balcony • Brick feature walls • Secure single garage • Direct access to Lake Intrepid • Currently tenanted at \$560 per week • Low body corporate fees Location • 1 minute walk or 400m to local bus stop with routes both north and south • 8 min walk or 1.1km to the Lucky Bao and La Macelleria Ice Creamery • 4 minute drive or 1.8km to Pacific Fair Shopping Centre and Event Cinemas • 5 minute drive or 1.9km to The Star Casino Gold Coast • 7 minute drive or 1.8km to Mermaid Beach surf beach • 7 minute drive or 2.4km to Miami Aquatic Centre, Tennis Club and Pizzey Park • 9 minute drive or 3.1km to Miami Marketta dining and entertainment precinct • 10 minute drive or 4.3km to Bond University