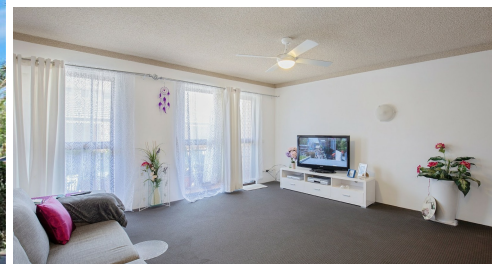


**ANDREW  
SOLD IT****FOR SALE****ANOTHER SOLD BY ANDREW COLLEY  
PROPERTIES - 0488 217 803**

A near perfect investment location, just 5 minutes to the beach and Pacific Fair shopping centre, arguably the best shopping on the Gold Coast. Built at a time when generous room sizes were the fashion and located on the ground floor, this two bedroom unit is set in a small boutique building, with low body corp, ideally located in AMONGST THE CAPITAL GROWTH DRIVING INFRASTRUCTURE of Mermaid Waters.

This unit features:

- \* Two large bedrooms each with ceiling fans and built in wardrobes
- \* One bathroom
- \* Pet friendly
- \* Vacant possession in 30 days
- \* Open plan living and dining area
- \* Kitchen
- \* Secure lock up garage for one vehicle
- \* Rental appraisal \$380 per week
- \* Rates approx. \$671.76 per 6 months
- \* Water Rates. \$353.65 per quarter
- \* Body Corp approx. \$31.59. per week

Christina Court, Mermaid Waters is just 1.3km from the beach, 700m walk to Pacific Fair Shopping Centre and is bordered by Broadbeach to the north, Mermaid Beach to the east, Miami to the south and Robina to the west.

Highly centralised, close to, trendy restaurants / cafes, public transport, recreation and play parks/water access, library, many schools, just a short walk to the stunning Mermaid beach, Central Broadbeach and the Star Casino offering you world class dining, shopping and entertainment options.

80 m walk to Goding Park

1.3 km to Patrolled Beaches -Broadbeach Restaurants, nightlife, bars and entertainment

1 km to Gold Coast Light Rail stopping at 16 stations 13 kms along the coast including the new Gold Coast University Hospital. (distances are approx)

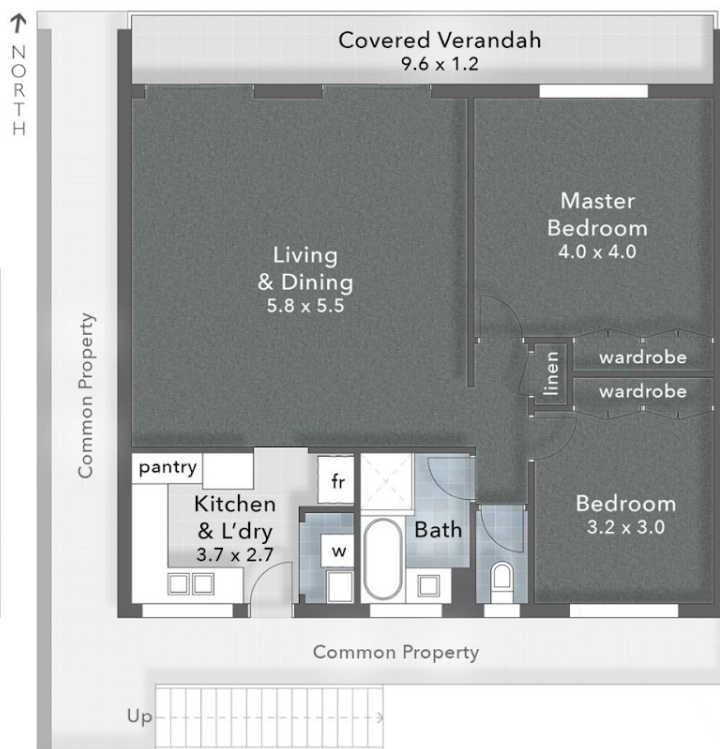
**2 BED | 1 BATH | 1 CAR****PRICE:****REDUCED \$299,000 plus****OPEN FOR INSPECTION:****N/A****Andrew Colley****0488217803**

andrewcolley@atrealty.com.au

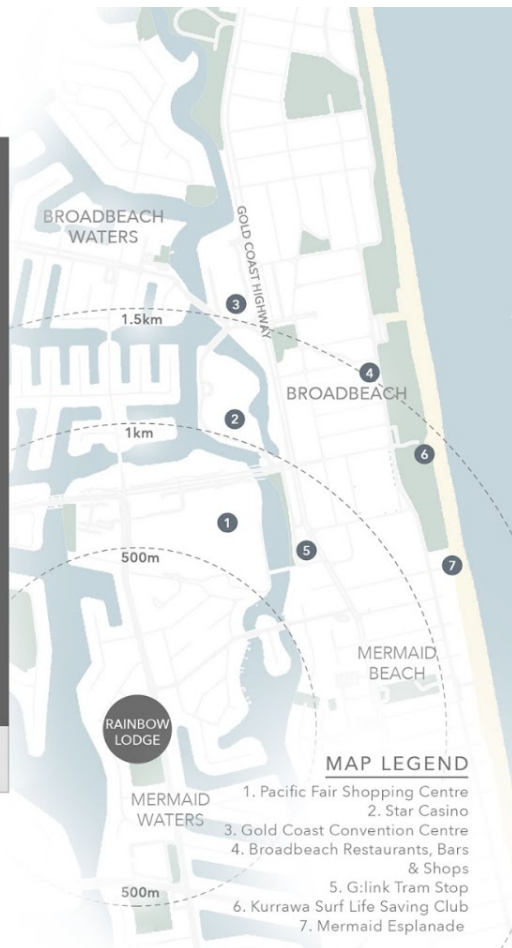
andrewcolley.com.au



// FLOOR PLAN  
Garage



// FLOOR PLAN  
Ground Floor



**RAINBOW LODGE**  
2/14 Christina Court  
MERMAID WATERS

**FLOOR AREA SIZES**  
Internal 88m<sup>2</sup> | Garage 19m<sup>2</sup>  
Verandah 12m<sup>2</sup>  
Total 119m<sup>2</sup> or 13 Squares

**PROPERTY DETAILS**  
- 2 Bed  
- 1 Bath  
- 1 Car

**puredesign**  
CONCEPTS

**PLANS FOR  
PURPOSE**

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**ANDREW COLLEY**  
PROPERTIES

**@realty**

0488 217 803

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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**@realty**