



FOR SALE

UNDER CONTRACT

- On trend renovation throughout.
- Super low body corp.
- A stones throw to Mermaid Beach and the Nobby's café/bar scene.

Less than 300m to the beach, 200m to Nobby's shops and 100m to public transport, the location of this unit is outstanding.

This ultra trendy first floor unit is one of just 8 units, sitting on an 870m2 parcel of land in one of the Gold Coasts most highly sought after suburbs.

Inside you will find a kitchen large enough for a house with Ceasar stone tops, Two Pac doors and double dishwasher drawers. Porcelain and marble tiles throughout the bathroom with waterfall shower head. Outside the hardwood timber balcony is accessible from both the living room and main bedroom.

The large air con unit in the main living area keeps you cool in summer and warm in winter, while the pre installed solar panels to the roof of the complex mean that your electricity bills are typically less than one third (approx.) of a normal unit of this size. (Saving you hundreds on each power bill)
Downstairs the remote tandem car park has storage shelving and enough space to park two cars with ease.

Features and Info:

- Body corporate fees \$38 per week.
- Sinking fund \$30,000 (approx.)
- Permanent rental appraisal \$500 per week.
- Large air con unit with reduced electricity through solar

Immaculately presented, this is the best-priced unit with low body corporate in Mermaid Beach. It ticks all the boxes an investor or owner occupier could ask for.

For further info or inspection times please call Daniel Knapp on 0403 619 833

2 BED | 1 BATH | 2 CAR

PRICE:

Under Contract

OPEN FOR INSPECTION:

N/A

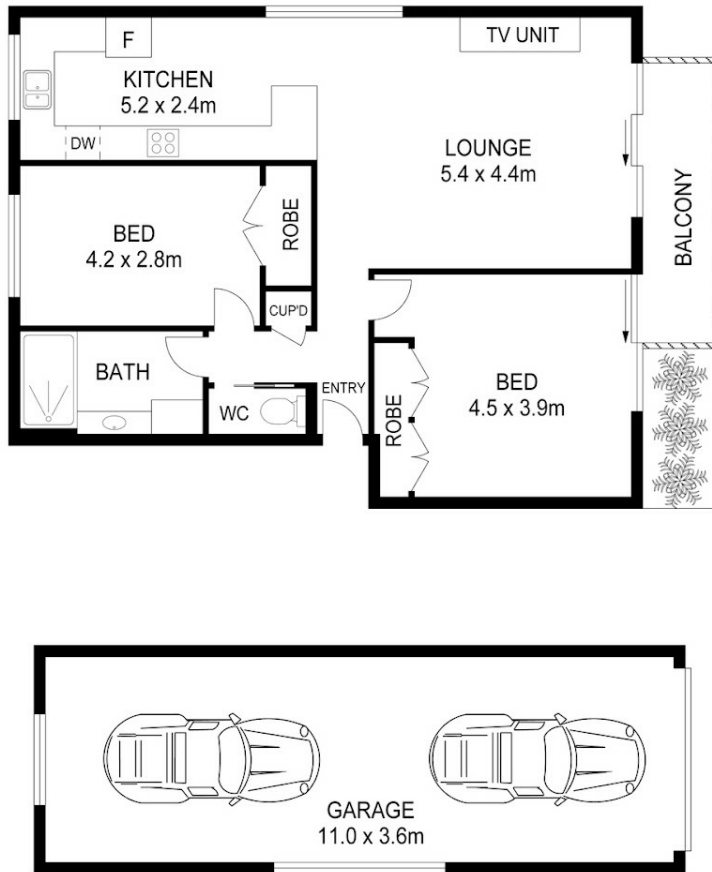


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- BEDROOMS - 2
- BATHROOMS - 1
- CARS - 2
- PROPERTY SIZE - 121 SQM
- LAND SIZE - ---

**1/2263 GOLD COAST HWY
MIAMI, QLD**

Every attempt is made to ensure accuracy, However all measurements are approximate This Floor plan is for illustrative purpose only & is not to scale. open2view.com/



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.