

250 DUDLEY STREET, MERMAID BEACH, QLD, 4218



# FOR SALE

## LIVE THE DREAM BY THE SEA: 2 BED, 1 BATH, MERMAID BEACH QLD HOME.

Discover coastal living at its finest in this charming beachside haven, perfectly positioned in the prestigious Mermaid Beach. This delightful 2-bedroom house sits on a generous 405m<sup>2</sup> block, offering a rare opportunity to secure your slice of Gold Coast paradise just moments from the rolling waves and golden sands.

Step inside to discover a well-designed home that embodies the quintessential Australian beach lifestyle. The property features two comfortable bedrooms and a well-appointed bathroom, creating an ideal space for downsizers, young families, or those seeking a premium holiday retreat.

Outdoor living takes center stage with an inviting in-ground swimming pool, perfect for those warm Queensland days. The remote garage and additional carport space provide secure parking for multiple vehicles, while the spacious grounds offer endless possibilities for outdoor entertaining or future improvements.

Location is everything, and this property delivers in spades:

- Moments from the iconic Gold Coast Oceanway along Hedges Avenue
- Easy access to the Gold Coast Highway for seamless connectivity
- Walking distance to both Mermaid Beach and Nobby Beach Surf Life Saving Clubs
- Close proximity to popular dining and entertainment precincts

Mermaid Beach holds a rich history dating back to 1823, named after the HMS Mermaid that sailed these shores. Today, this sought-after suburb offers an enviable coastal lifestyle with a perfect blend of relaxed beach living and modern conveniences.

The area has experienced significant growth, with the population increasing from 5,722 in 2011 to 7,329 in 2021, reflecting its growing appeal. Residents enjoy:

- Beautiful coastal walks and pristine beaches
- Vibrant café and restaurant scene
- Quick access to neighboring Broadbeach's entertainment precinct
- Proximity to quality schools in adjacent Broadbeach and Mermaid Waters

2 BED | 1 BATH | 2 CAR

PRICE:

Offer over \$400,000

OPEN FOR INSPECTION:

N/A



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