



**SOLD**

## PRESENTATION PERFECT - WALK TO BEACH, CAFES AND PACIFIC FAIR

This immaculately presented stylish and trendy first floor apartment in Villa Mermaide boasts loads of natural light and breezes, and features one of the largest balconies in this quiet and secure complex.

Luxury feel with high ceilings and this fresh and fun home has gorgeous timber style flooring and crisp white paint with great blinds and sheers for privacy and ceiling fan for comfort.

Preferred north east aspect for the cute balcony makes this an entertainers dream to chill out with family and friends overlooking the pool, sunbathing or enjoying a swim to refresh.

Spacious and open plan the massive living and dining area also allows a study space which is also currently used for working from home for added flexibility and function.

The well designed layout consists of two generous sized bedrooms both with ample built in robes, ceiling fans in each and also two large bathrooms. The main bathroom includes a bath to relax in at the end of an hard day and also includes the laundry. Fantastic storage throughout with two double storage cupboards as well.

There is a security undercover carpark but ideally suit those who don't drive with the bus right outside and light rail within walking distance.

Calling all first home buyers, downsizers and investors this delightful apartment is a must to inspect.

**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$595,000

**OPEN FOR INSPECTION:**  
N/A



**Sandra Sherratt**  
**0411298493**  
sandrasherratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

2 2 1

internal: 83 m<sup>2</sup> | external: 10 m<sup>2</sup> | total: 93 m<sup>2</sup>



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.