



**SOLD**

## EFFORTLESS COASTAL LUXURY: 3 BEDROOM APARTMENT IN THE HEART OF MERMAID BEACH

A Coastal Sanctuary in the Heart of Mermaid Beach

Bathe in natural light and gentle sea breezes from this 154m<sup>2</sup> east facing residence, perfectly positioned on the third level of the boutique residential only Alexis Apartments with on-site management. Offering a refined blend of contemporary luxury and low-maintenance ease, this beautifully appointed apartment places you moments from the Mermaid Beach foreshore and the vibrant Broadbeach dining precinct.

Designed for effortless coastal living, the home features three generous bedrooms, two sleek bathrooms and two secure car parks with additional storage. Premium finishes elevate every corner, from the Smeg-equipped designer kitchen to the seamless indoor-outdoor connection that welcomes you onto a spacious entertainer's balcony.

Wake to ocean air, unwind in complete privacy and enjoy the convenience of having cafés, surf, shopping and world class dining all within a short stroll. This is Mermaid Beach living at its finest.

### Location Highlights:

3 minutes walk to Mermaid Beach foreshore and Broadbeach dining precinct  
5 minutes walk to Minutes to Pacific Fair, The Star Casino and the G:link light rail  
Cafés, restaurants and everyday lifestyle amenities at your doorstep  
Close to boutique shopping, elite schools and luxury hotels

### Apartment Features

3 bedrooms | 2 bathrooms | 2 secure car parks + storage  
Sun-drenched east facing orientation with beautiful natural light and breezes  
Open plan living and dining flowing to a generous entertainers balcony  
Designer kitchen with premium Smeg appliances and stone benchtops  
Master suite with expansive robe and elegant private ensuite  
Ducted air conditioning, modern bathrooms and European laundry  
High quality finishes throughout designed for modern coastal living

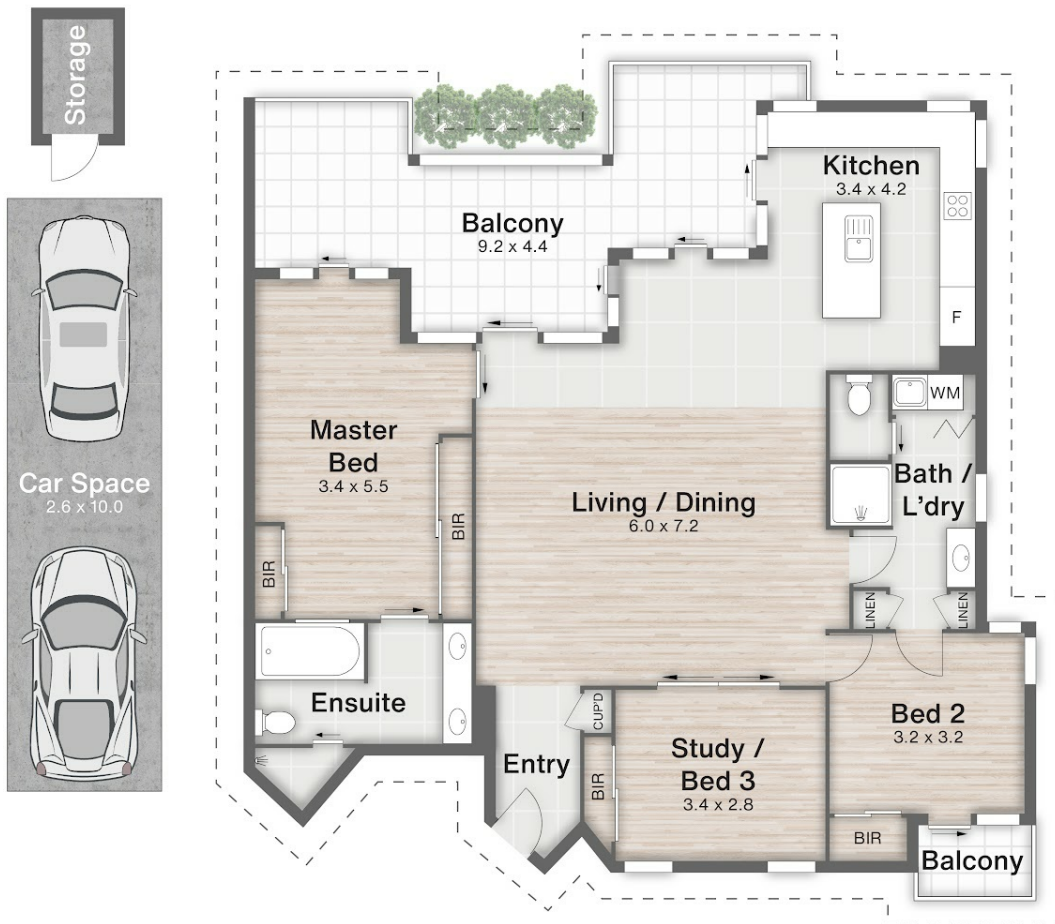
**3 BED | 2 BATH | 2 CAR**

PRICE:  
**\$1,526,800**

OPEN FOR INSPECTION:  
N/A



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9/19 Mermaid Avenue **MERMAID BEACH**

3 | 2 | 2 | 154m<sup>2</sup>

**Mandate**  
PROPERTIES

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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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