



## Mermaid Beach, 4/2312 Gold Coast Highway

### Modern Apartment With Generous-Sized Study

This spacious, unfurnished 1-bedroom unit with a generous-sized study offers the perfect blend of modern comfort and beachside convenience. Located just moments from the golden sands of Nobbys Beach and the vibrant cafes and restaurants of Mermaid Beach, this home provides an enviable lifestyle with everything at your doorstep.

Features include:

- \* One spacious bedroom with built-in wardrobe
- \* Large study ideal for working from home or extra living space
- \* Modern kitchen with sleek finishes and ample storage
- \* Open plan living and dining areas that flow effortlessly to a private, covered balcony- perfect for relaxing or entertaining
- \* Air conditioning to keep you comfortable year-round



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

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[ljhooker.com.au/EBJ0F](http://ljhooker.com.au/EBJ0F)

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**LJ Hooker Ashmore**  
**(07) 5526 9722**

- \* Ceiling fans throughout for added comfort
- \* Sparkling pool in the complex for those sunny days
- \* Secure car space for peace of mind
- \* Intercom system for added security and convenience

Prime location close to the beach, cafes, restaurants, and public transport  
This unit is ideal for those seeking a low-maintenance lifestyle in one of the Gold Coast's most desirable beachside neighbourhoods. With its modern features, spacious design, and unbeatable location, this property won't last long.

Pets considered upon application.

WANT TO INSPECT?

1. Click on the "BOOK AN INSPECTION" button
2. Register to join an existing inspection by clicking on the Day and Time to see available appointment times
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective tenants should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Ashmore or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.

More About this Property

Property ID	EBJ0F
Property Type	Unit
Including	Air Conditioning Toilets (1) Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Car Parking - Basement Carpeted Close to Schools Close to Shops Close to Transport Pool

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**4/2312 GOLD COAST HWY  
MERMAID BEACH  
QLD 4218**

Internal Area 65m<sup>2</sup>  
Terrace Area 14m<sup>2</sup>

**Total Floor Area 79m<sup>2</sup>**

- 1 Bedroom
- 1 Living
- 1 Bathroom
- 1 Carspace

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