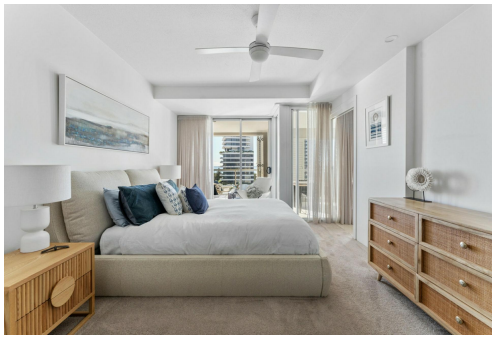

Mermaid Beach, 24/19 Mermaid Avenue

Stunning Oceanfront luxury in Boutique Highrise

3 | 2 | 2 | 1

This is a rare opportunity to secure a stunning apartment in one of the Gold Coast's most sought-after locations-Alexis Apartments - located in the exclusive 9-level boutique building comprising of only 27 residences.

This immaculate 3-bedroom, 2-bathroom apartment offers the ultimate in luxury beachside living with 270-degree views spanning from Mt Warning to Coolangatta and Broadbeach.

The generous master suite serves as a true haven with convenient direct balcony access and ocean views along with ample wardrobe space which makes for the perfect personal retreat. Exquisitely positioned to capture breathtaking sweeping ocean views, this gorgeous apartment promises the ideal blend of indoor-outdoor living. The spacious private balcony is the perfect spot for entertaining or simply absorbing the ocean views, complete with aluminum shutters for year-round enjoyment and all-weather conditions.

For Sale
Offers Over $1,649,000

View
Sat 2nd Aug @ 11:00AM - 11:30AM

Contact

Jane Doogan
0413 872 972
jdoogan@ljhgc.com.au

Dean McMurtrie
0414 444 779
dean@ljhgc.com.au

LJ Hooker

LJ Hooker Nerang
(07) 5581 4422

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.

Located only a short stroll from the Broadbeach precinct, you'll find yourself just steps from the beach, cafes, shopping and dining options. Whether you're relaxing by the pool / spa or soaking in the panoramic ocean views from your balcony, this property offers the lifestyle you've been dreaming of and the perfect lock-up-and-go lifestyle unit that rarely becomes available in this building.

Secure your piece of beachside lifestyle today.

Key Features:
* 3 spacious bedrooms, all with built-in wardrobes
* 2 modern bathrooms
* Open-plan living and dining leading to a large, private balcony
* Fully air-conditioned for year-round comfort (cooling and warming)
* Expansive balcony with aluminum shutters
* Ocean views-wake up to the sight and sound of the ocean.
* Resort-style amenities including a sparkling pool, heated spa and BBQ area for residents to enjoy
* Secure parking with a bonus lock-up cage in the basement and 2 tandem car spaces
* High-tech security with fob access to each floor for maximum privacy and peace of mind
* 2 elevators for added convenience
* New oven and induction cooking appliances
* Residential building only —no holiday/Airbnb
* 2 mins to Casino and Pacific Fair

Outgoings:
Body Corporate: approximately $298 per week
Council Rates: approximately $3,060 per annum
Water Rates: approximately $1,600 per annum
Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family Trust by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

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More About this Property

Property ID	5GY6F41
Property Type	Apartment
House Size	136 m2
Including	Air Conditioning Ducted Cooling Intercom Pool Balcony Outdoor Entertaining

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Dean McMurtrie 0414 444 779
Sales Specialist to Jane Doogan Independent Contractor | dean@ljhgc.com.au

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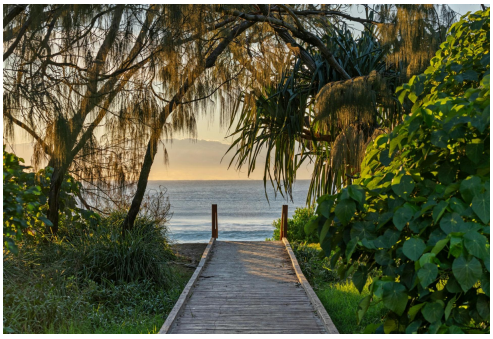

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Jane Doogan &
Dean McMurtrie
0413 872 972

24/19 MERMAID AVENUE, MERMAID BEACH

3 2 2

Internal: 116m² I External: 20m² I Total: 136m²

Scale in meters. Indicative only. Dimensions are approximate.
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