



15/45 Montana Road, Mermaid Beach

## Top Floor Two Bedroom Apartment with Ocean Glimpses

Occupying the top floor of Mermaid Park, a tightly held building of just 15 apartments, this well-maintained two-bedroom residence offers a spacious layout, ocean glimpses, and a prime location just moments from the beach.

Less than 300m from the sand, the property is positioned within easy walking distance of Nobbys Beach village, popular cafes, dining spots, local shops, parks and the G:Link light rail. It's a highly desired address with strong rental demand and long-term appeal for both owner-occupiers and investors.

The apartment features two generous bedrooms, two bathrooms, and an open-plan living and dining area that flows onto a large balcony offering ocean glimpses to the east and hinterland views to the west. The oversized master bedroom enjoys an ensuite a large wardrobe and both bedrooms boast direct access to the balcony.

To be sold via public auction on site, Sunday 17 August at 11am.

Property Highlights:

- Top floor position with ocean glimpses and hinterland views

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**FOR SALE**  
\$1,050,000

### AGENTS

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### AGENCY

LJ Hooker Surfers Paradise  
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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.

 **LJ Hooker**

- 2 bedrooms | 2 bathrooms | 1 secure basement car space
- Generous 87sqm of internal space plus a 23sqm balcony, totaling 110sqm
- Well maintained and move-in ready
- Open-plan living and dining flows to covered balcony
- Master bedroom with ensuite and balcony access
- Second bedroom with balcony access
- Functional kitchen with dishwasher and ample storage
- Split-system air conditioning

**Building Highlights:**

- Boutique complex of just 15 apartments
- Secure basement parking
- Lift access to all levels
- Intercom entry for residents and guests
- In-ground swimming pool
- Pet-friendly
- Less than 300m to the beach, walk to shops, cafes, Mermaid Beach Surf Club, Nobbys, parks and the G:Link

**Rates and Return:**

- Water Rates: approx. \$366 per quarter
- Council Rates: approx. \$2,008 per half year
- Body Corporate: approx. \$97.5 per week (incl. discount)
- Weekly rental appraisal: \$950 per week

**For further information:**

Simon Tooma —0411 338 048

Cruz Adams —0447 746 686

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. All parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## MORE DETAILS

Property ID F9JHBY  
Property Type Unit  
House Size 110 m2  
Including Ensuite  
Air Conditioning  
Intercom  
Pool  
Balcony  
Dishwasher  
Built-in-Robes  
Secure Parking  
Area Views  
Car Parking - Basement  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport

**Simon Tooma 0411 338 048**

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**Cruz Adams 0447 746 686**

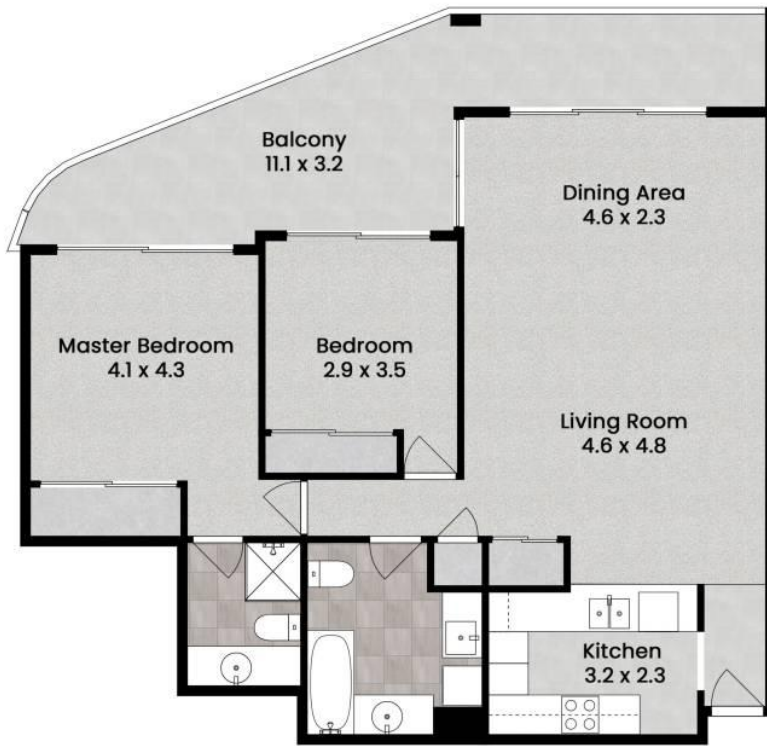
Sales Associate | [cadams@ljhooker.com.au](mailto:cadams@ljhooker.com.au)

**LJ Hooker Surfers Paradise (07) 5592 0555**

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
15/45 Montana Road Mermaid Beach

**LJ Hooker**  
Surfers Paradise

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 110 sqm

Internal: 87 sqm

External: 23 sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently. No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose. All measurements in metres.

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