

Mermaid Beach, 9/38-46 Petrel Avenue

Live the Coastal Dream...Ultimate Lifestyle Opportunity!!

I can almost hear the waves!! This light-filled, apartment is your chance to secure a slice of highly sought-after Mermaid Beach living-just footsteps to Nobby's vibrant café precinct and world-class coastline.

Situated in the well-maintained 'Beaches on Wave' complex, this one-bedroom apartment offers the ideal low-maintenance lifestyle or a smart investment opportunity with strong rental demand and future growth potential. Whether you're looking to move in, holiday-let, or land bank for the long term, this is a rare find in an unbeatable location.

Property Features:

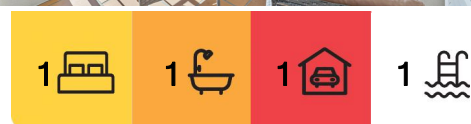
One bedroom with fan and built-in robes and access to a private balcony

One updated bathroom with walk-in shower and European-style laundry

Open plan living and dining with split system air conditioning, plenty of natural light, easy care tiles and hybrid flooring throughout.



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 Sale

Offers Over \$699,000

View

By Appointment

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East-facing covered balcony-perfect for morning coffee or pre drinks before heading into the vibrant Nobby's precinct.

Well-appointed kitchen with dishwasher, electric cooktop & ample storage

Secure underground carpark

Gated complex of 36 apartments on over 2,000sqm

Complex facilities include a large swimming pool, BBQ pavilion & outdoor entertaining area

Location Highlights:

Just steps to the Nobby's beach and the popular Nobby's dining precinct

Close to Miami Marketta, Burleigh Golf Course & future Light Rail Stage 3A

Surrounded by cafes, parks, restaurants, schools, shops & public transport

Financials:

Council Rates: approx. \$1,300.99 per half year (\$1,898.06 per Half- Holiday letting council rate ie Airbnb)

Water Rates: approx. \$444.09 per quarter

Body Corporate: approx. \$164.71 per week (including 20% discount and temporary special levy)

Special levy in place for external painting —refer to disclosure statement

Whether you're an owner-occupier or investor, this is a lifestyle location that never goes out of fashion. Beachside properties in Mermaid Beach are tightly held...don't miss this rare opportunity!

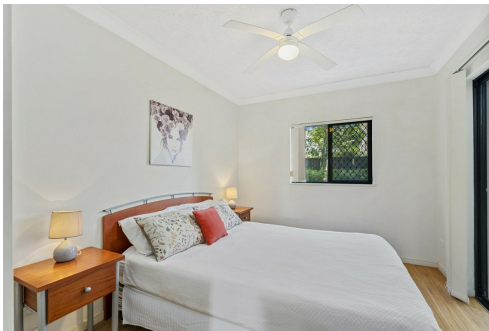
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More About this Property

Property ID	5H00F41
Property Type	Unit
Including	Pool

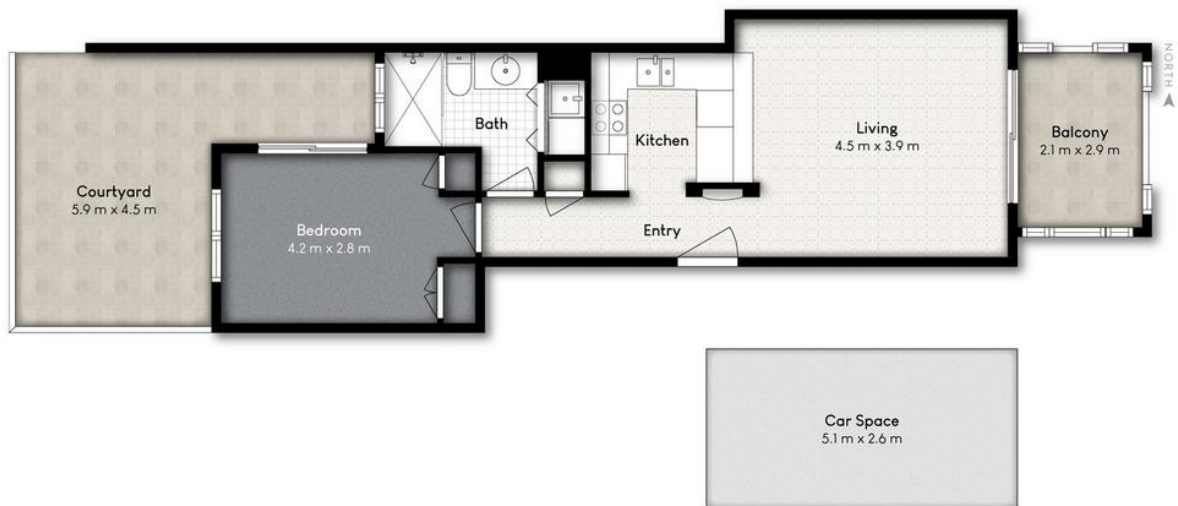
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9/38-46 PETREL AVENUE, MERMAID BEACH



Internal: 46m² | External: 24m² | Total: 70m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

