



Mermaid Waters, 15/53 Duet Drive

Stylish Unit...Prime Location!!

An immaculate, contemporary 2-bedroom, 2-bathroom unit, offering modern living in a prime Mermaid Waters location. Positioned on the second level to catch those breezes, within a well-maintained complex, this light-filled unit provides the perfect blend of comfort, convenience, and lifestyle appeal, complete with an in-ground pool to enjoy during those hot summer days.

An ideal property for:

- * First-Time Home Buyers: Get into the property market with this affordable, low-maintenance unit, perfect for young professionals or small families.
- * Downsizers: Enjoy a relaxed lifestyle with minimal upkeep, while still benefiting from the convenience of modern amenities and a great location.
- * Investors: Offering strong rental returns, with its proximity to amenities and popular coastal lifestyle ensuring consistent demand.



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For Sale
Offers Over \$699,000

View
ljhooker.com.au/5G8FF41

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A fabulous opportunity featuring:

- * A contemporary kitchen with stone benchtops, induction cook-top, and Bosch appliances.
- * Hybrid flooring and fresh carpet create a contemporary, move-in-ready space.
- * Bright & Airy: Fresh paint, new LED lighting, and plenty of natural light enhance the unit's spacious feel.
- * 2 Spacious Bedrooms: both with air-conditioning & fans, Master with ensuite and block-out blinds
- * 2 Bathrooms & Separate Toilet
- * Separate Laundry: Adds practicality with additional storage space.
- * Staying Cool: Ceiling insulation with fans and air-conditioning (Serviced recently) in the main living area and both bedrooms.
- * Private Lock-Up Garage: Secure auto single lock-up garage offering storage and peace of mind.
- * In-Ground Pool in the complex for relaxing or entertaining during the warm Gold Coast summers.
- * A well-maintained complex with proactive management. For example, they have recently had roofing replaced, new fencing and the front wall being fixed/replaced
- * Body Corporate approximately \$64/wk including on-time payment discount
- * Rental appraisal: \$730- \$780 per week
- * Water \$1,380 approx. per year
- * Council Rates: \$2,050 per year

An ideal Mermaid Waters location within an easy stroll to Pacific Fair Shopping Centre, local cafes and all amenities including public transport. Best of all is being so close to Gold Coast's famous beaches.

Don't miss out on this fantastic unit...make sure you get to the open viewings!!

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 CLP Realty Pty Limited 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.

More About this Property

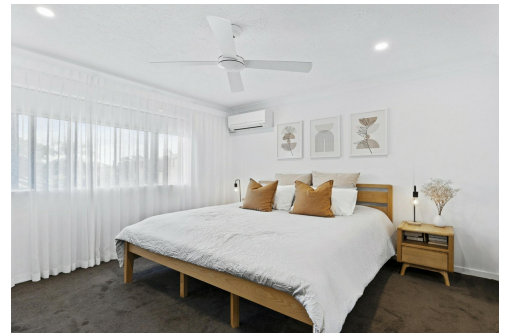
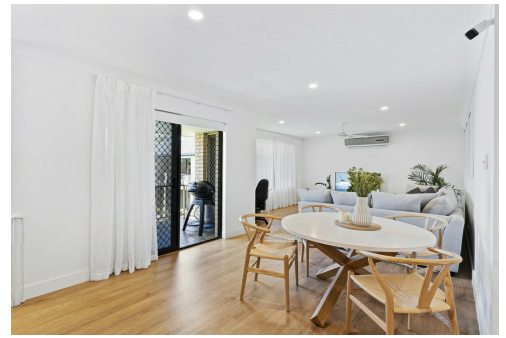
Property ID	5G8FF41
Property Type	Unit

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15/53 DUET DRIVE, MERMAID WATERS

2
 2
 1

Internal: 91m² | External: 5m² | Garage: 18m² | Total: 114m²

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.

