

15/53 Duet Dr, Mermaid Waters, QLD 4218

Sold - 14/11/2024

Unit 2  2  1 



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.

Open for Inspection

By Appointment.

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.

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

Listed By

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