

4/131 Sunshine Blvd, Mermaid Waters, QLD 4218

Sold - 7/02/2024

Villa 2 2 1 1



## Single Level Villa- Perfect Location!

Stylishly updated and practical, this spacious villa is the perfect solution to enter the property market whether you wish to occupy or invest. Low maintenance and with lots of secure outdoor living space and garden, it's perfect for entertaining or just enjoying the outdoors. Situated a short stroll to Pacific Fair and Mermaid Beach surf beach, the location is perfect to enjoy that coastal lifestyle.

**Open for Inspection**

By Appointment.

The villa is positioned at the rear of a small complex and is fully fenced providing plenty of yard space for a small pet. A flyover covered outdoor deck defines the alfresco living and is surrounded by lush gardens giving the feeling of privacy and seclusion. On entering the villa you'll instantly feel at home. The living space provides plenty of room for lounging and dining and the kitchen has been recently renovated.

### Features:

- \* 2 spacious bedrooms with built in robes.
- \* Ensuite to the master bedroom.
- \* Main bathroom with bath and separate toilet
- \* Renovated kitchen with stainless steel appliances and great storage options.
- \* Ceiling fans throughout
- \* Air conditioning in the living area
- \* Covered outdoor entertaining deck, flyover roof.
- \* Fully fenced for privacy, colourbond fencing
- \* Single lock up garage
- \* Small block of 4 villas
- \* Council Rates approx. \$1040 per 6 months
- \* Water Rates approx. \$360 per quarter
- \* Low Body Corporate fees

Walk to Pacific Fair and the beach or catch the light rail or bus to commute anywhere across the coast. The position is second to none! Be quick to arrange your inspection. This one will not last.

Call Alex today!

### Listed By

Alex Hayes

Phone: (07) 5578 1744

Mobile: 0414 303 783

