



'Real Estate's New Generation'



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M-MOTION
"real estate's new generation"



"PRIME BEACHSIDE INVESTMENT"



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3/28 Dudley Street, Mermaid Beach

Property Overview

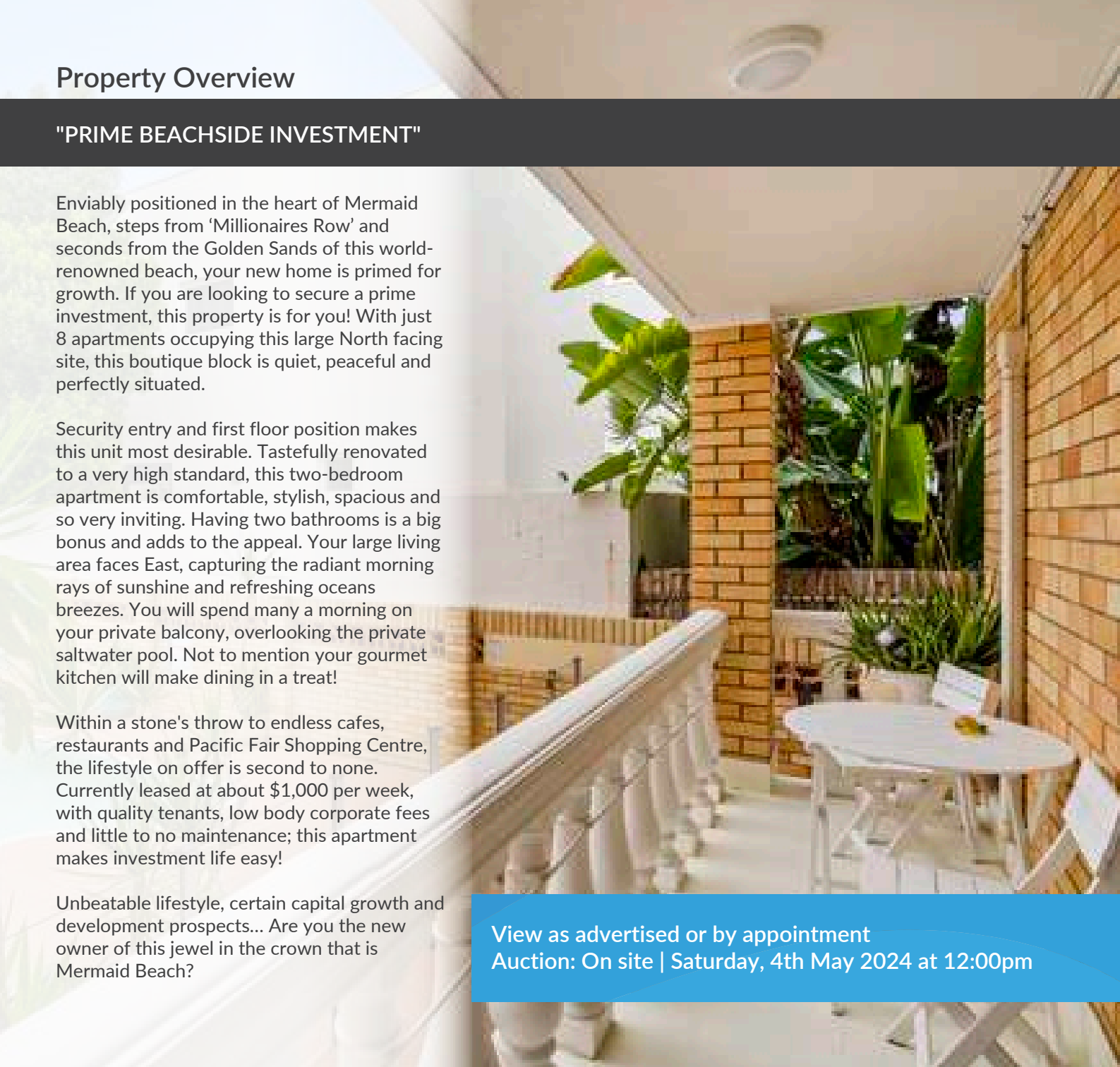
"PRIME BEACHSIDE INVESTMENT"

Enviably positioned in the heart of Mermaid Beach, steps from 'Millionaires Row' and seconds from the Golden Sands of this world-renowned beach, your new home is primed for growth. If you are looking to secure a prime investment, this property is for you! With just 8 apartments occupying this large North facing site, this boutique block is quiet, peaceful and perfectly situated.

Security entry and first floor position makes this unit most desirable. Tastefully renovated to a very high standard, this two-bedroom apartment is comfortable, stylish, spacious and so very inviting. Having two bathrooms is a big bonus and adds to the appeal. Your large living area faces East, capturing the radiant morning rays of sunshine and refreshing oceans breezes. You will spend many a morning on your private balcony, overlooking the private saltwater pool. Not to mention your gourmet kitchen will make dining in a treat!

Within a stone's throw to endless cafes, restaurants and Pacific Fair Shopping Centre, the lifestyle on offer is second to none. Currently leased at about \$1,000 per week, with quality tenants, low body corporate fees and little to no maintenance; this apartment makes investment life easy!

Unbeatable lifestyle, certain capital growth and development prospects... Are you the new owner of this jewel in the crown that is Mermaid Beach?



View as advertised or by appointment
Auction: On site | Saturday, 4th May 2024 at 12:00pm



"Relax in Style"



"Dinner at Home?"



"Tasteful Living"



"A New Perspective"



"Ocean Breezes"



"Beachside Gem"

MERMAID BEACH

COOLANGATTA

BURLEIGH HEADS



Property Specifications

- Enviably Positioned in the Heart of Mermaid Beach
- One of Only 8 Boutique Apartments
- Large, North Facing Site
- Entire Block is Full Brick, with Suspended Concrete Slab
- Short Stroll to the Golden Sands of Mermaid Beach
- Located on the First Floor of this 3 Level Building
- Tastefully Renovated to a Very High Standard
- Bright & Airy, Open Plan Living Space
- Balcony Overlooking Private Saltwater Pool
- East Facing, Capturing Morning Sun & Breezes
- Two Well-Appointed Bedrooms with Built-In-Robes
- Two Chic Bathrooms... A Big Plus!
- Gourmet Kitchen with Stone Bench Tops
- Modern Appliances Throughout
- Currently Leased at Nearly \$1,000 per week, with Quality Tenants in Place... A Prime Investment!
- Low Body Corporate Fees
- Security Entry with Intercom
- Basement Parking & Storage
- Walk to Pacific Fair, Transport, Surf Club & Cafes. Steps to Popular Shopping & Dining Precincts
- Primed for Capital Growth, with Development Prospects
- Low Maintenance Investment

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Seller's Insights

"You will absolutely love living here. Wake up, put on your swimmers and stroll down to one of the best beaches in the world... How lucky are we?"

"From an investment perspective, you will definitely benefit from the fact there are only 8 units in this building and it is such a good block of land!"

"When we advertised it for rent, we were bowled over with interest. If it's an investment you're looking for, you will never be without a tenant and you will not find a better area for capital growth. Win-Win!"

Market Analysis

1/35 Ventura Road, Mermaid Beach

Price: \$878,000
Traded: 12 Oct 2023
2 bed, 2 bath, 1 car



7/28 Dudley Street, Mermaid Beach

Price: \$1,095,000
Traded: 24 Oct 2022
3 bed, 2 bath, 1 car



8/80 Petrel Avenue, Mermaid Beach

Price: \$906,000
Traded: 10 April 2024
2 bed, 2 bath, 1 car



4/31-33 Peerless Avenue, Mermaid Beach

Price: \$1,000,000
Traded: 10 Jun 2023
2 bed, 2 bath, 2 car

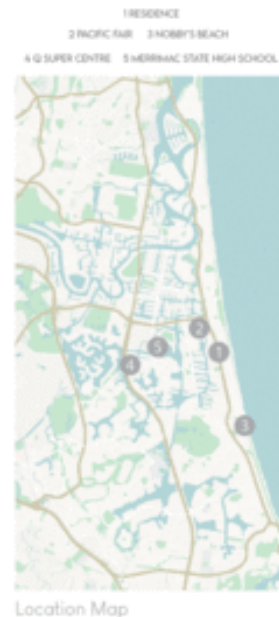


4/20 Ocean Street, Mermaid Beach

Price: \$967,000
Traded: 10 Jan 2024
2 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



3/28 Dudley Street, Mermaid Beach

BED 2 BATH 2 CAR 1

Internal: 92 m² | External: 7 m² | Garage: 17 m² | Approx Total: 116 m²



Whilst every attempt has been made to ensure the accuracy of the floor plans 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.



"Grow with the Flow"

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Suburb Profile

Mermaid Beach is home to some of Australia's most valuable real estate, iconic properties and eminent residents. After spending only a short time here, you'll understand why!

Set along the 'Golden Sands' of Mermaid Beach, this suburb epitomises coastal luxury. Mermaid is renowned for its world class beaches, state of the art shopping and enviable dining options.

Your beachfront oasis is a stone's throw from that which has made the Gold Coast an international destination of choice. You are located no more than a short stroll from Pacific Fair Shopping Centre, The Star Casino and the Gold Coast Convention & Exhibition Centre.

From a practical perspective, you are minutes from several leading private and public schools, hospitals and sporting centres. This suburb truly caters to all.

Neighbouring by Broadbeach, there is no shortage of quality dining and entertainment on offer. From the sparkling waters of Mermaid Beach to the trendy cafes, Mermaid is growing rapidly and for good reason!

The calibre of properties, lifestyle and opportunity on offer is simply unmatched. To purchase a property in Mermaid Beach would be a profound investment in your future!





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