



80/2320 Gold Coast Highway, Mermaid Beach

2 1 1

**SOLD \$283,000 !!**

This Mermaid Beach Townhouse Offers It All!  
BY APPOINTMENT ONLY - PLEASE CALL TO ARRANGE A TIME - SAM 0404 901 465

This sought after townhouse style home is positioned on the outer boundary of the newly refurbished "Diamond Sands" resort complex, maximising your peace and privacy whilst still having access to the brilliant resort style facilities. Take advantage of the high rental demand (both permanent and holiday), immediately add value with some inexpensive TLC, or make it home and enjoy the Mermaid Beach lifestyle!

- Tiled living space seamlessly flows to the private rear courtyard
- Functional kitchen overlooks the living
- Oversize master with built ins
- Second bedroom with built ins and private balcony
- Dual ensuite connects to both bedrooms
- Downstairs powder room and separate laundry
- Secure single car port

- Onsite Facilities:
- Secure gated complex
  - Heated lagoon style swimming pool
  - Covered BBQ area and tropical gardens
  - Units in complex: 93
  - Land Share: 1.48 Ha
  - Rental Return: \$380 pw
  - Lease Expires: 2/5/18
  - Rental Appraisal: \$420 - \$440 pw
  - Council Rates: \$1,636 p.a approx.
  - Water Rates: \$1,487 p.a approx
  - Body Corp: \$95.50 pw approx
  - Sinking Fund: \$155,640.85 approx

Whether you're buying for investment or lifestyle, location is always going to play a major role. Affordable homes (especially townhouses) just a few hundred metres from the spectacular Mermaid Beach don't come available every day, and when they do, they don't last long!

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

**Price Guide Above \$279,000**

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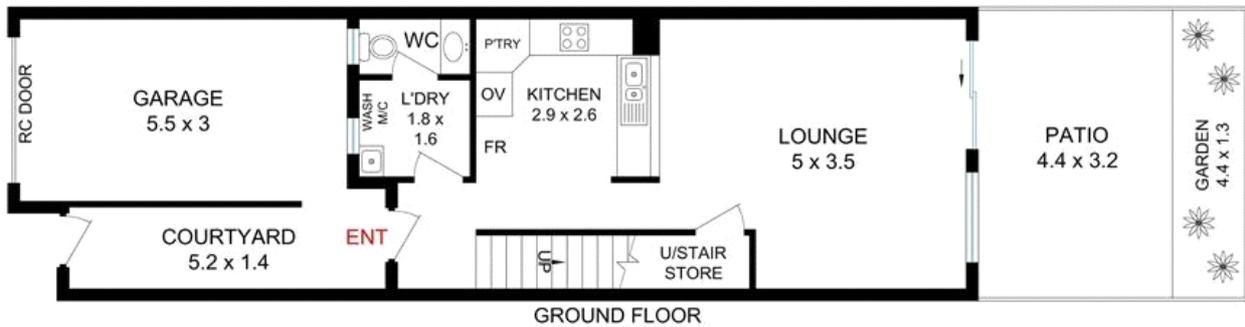
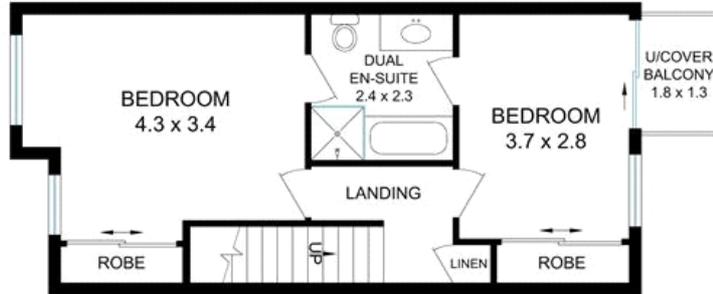


**Sam Westaway**  
0404 901 465

*"Diamond Sands"*  
80/2320 GOLD COST HIGHWAY  
MERMAID BEACH 4218

Total Floor Area 134.3m<sup>2</sup>  
Internal Gr Floor Area 43.5m<sup>2</sup>  
Internal Upper Floor 43.5m<sup>2</sup>  
Garage/Courtyard 24m<sup>2</sup>  
Rear Patio 15.2m<sup>2</sup>  
Garden 5.4m<sup>2</sup>  
U/Cover Patio 2.7m<sup>2</sup>  
Ceiling Height 2.4m

*Onsite amenities:*  
Heated Resort Swimming Pool  
Spa, Games Room & BBQ



Scale in Meters, Dimensions are approximate, Information was given to GCFP and we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

*Gold Coast Floor Plans*