

# BOURKE



8/34 Seaside Avenue Mermaid Beach QLD

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Don't miss this opportunity to buy into the prestigious Mermaid Beach market with this 2 bedroom unit in Seaside Avenue. The owners want this property sold so all offers will be considered. Great for the first-time homeowner to get into the market or for the astute investor wanting to maximise rental returns and await a potential re-development. The complex is on 817m<sup>2</sup> of land and on the Gold Coast Highway meaning a building height of 10 stories (approx. 30m) is allowed.

The location is sublime with a short 300m walk to the golden sands of Mermaid Beach, a new complex across the highway featuring a Woolworths Store is 100m away and the G-Link tram is about to pass right by this location. You also have Broadbeach, Pacific Fair and the popular southern beaches of Burleigh and Palm Beach a short drive away.

<b>Price</b>	: \$ 560,000
<b>Building Size</b>	: 75 sqm
<b>Land Size</b>	: 817 sqm
<b>View</b>	: <a href="https://www.bourkeqld.com.au/sale/qld/gold-coast/mermaid-beach/residential/unit/7471038">https://www.bourkeqld.com.au/sale/qld/gold-coast/mermaid-beach/residential/unit/7471038</a>

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