

# BOURKE



6/168 Hedges Avenue Mermaid Beach QLD

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This 2-bedroom unit in Mermaid Beach boasts a sublime location. Situated in the unit complex of Camden House, above the popular 'Café on Hedges', the building is also directly across the street from Mermaid Park with uninterrupted views of the Beach and ocean beyond. This unsurpassed location has it all - in addition to being a few short steps from the beach you also have easy access to local parks, cafés, the Mermaid Beach Surf Club, transport on the Gold Coast Highway and of course living on one of the most prestigious streets on the Gold Coast - Hedges Avenue.

To secure an investment property on 1,214 m<sup>2</sup> of beachside land with an outlook like this on Hedges Avenue is an investors dream. The location almost guarantees 100% occupancy and the unit is currently tenanted until next year meaning security of income over this period.

<b>Price</b>	: \$ 800,000
<b>Building Size</b>	: 80 sqm
<b>Land Size</b>	: 1214 sqm
<b>View</b>	: <a href="https://www.bourkeqld.com.au/sale/qld/gold-coast/mermaid-beach/residential/unit/7537827">https://www.bourkeqld.com.au/sale/qld/gold-coast/mermaid-beach/residential/unit/7537827</a>

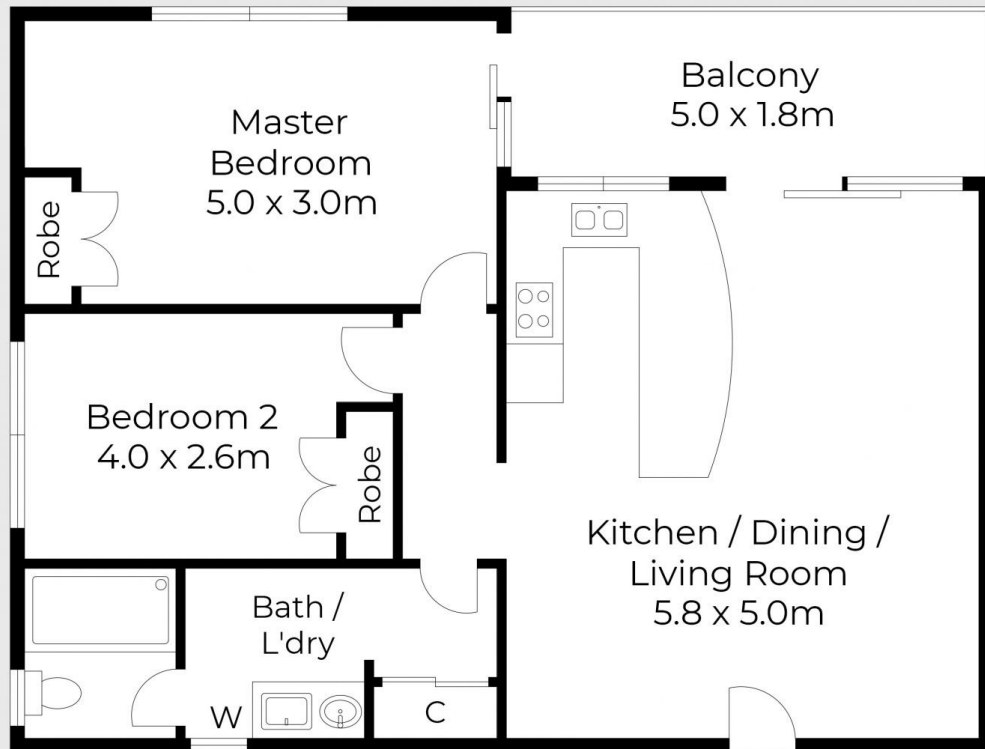
<https://www.bourkeqld.com.au>



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Internal Size: 65sqm | External: 9sqm | Total Size: 74sqm

Whilst every Attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

APPROXIMATE AREA  
LIVING AREA : 68 m<sup>2</sup>  
TOTAL AREA : 77 m<sup>2</sup>