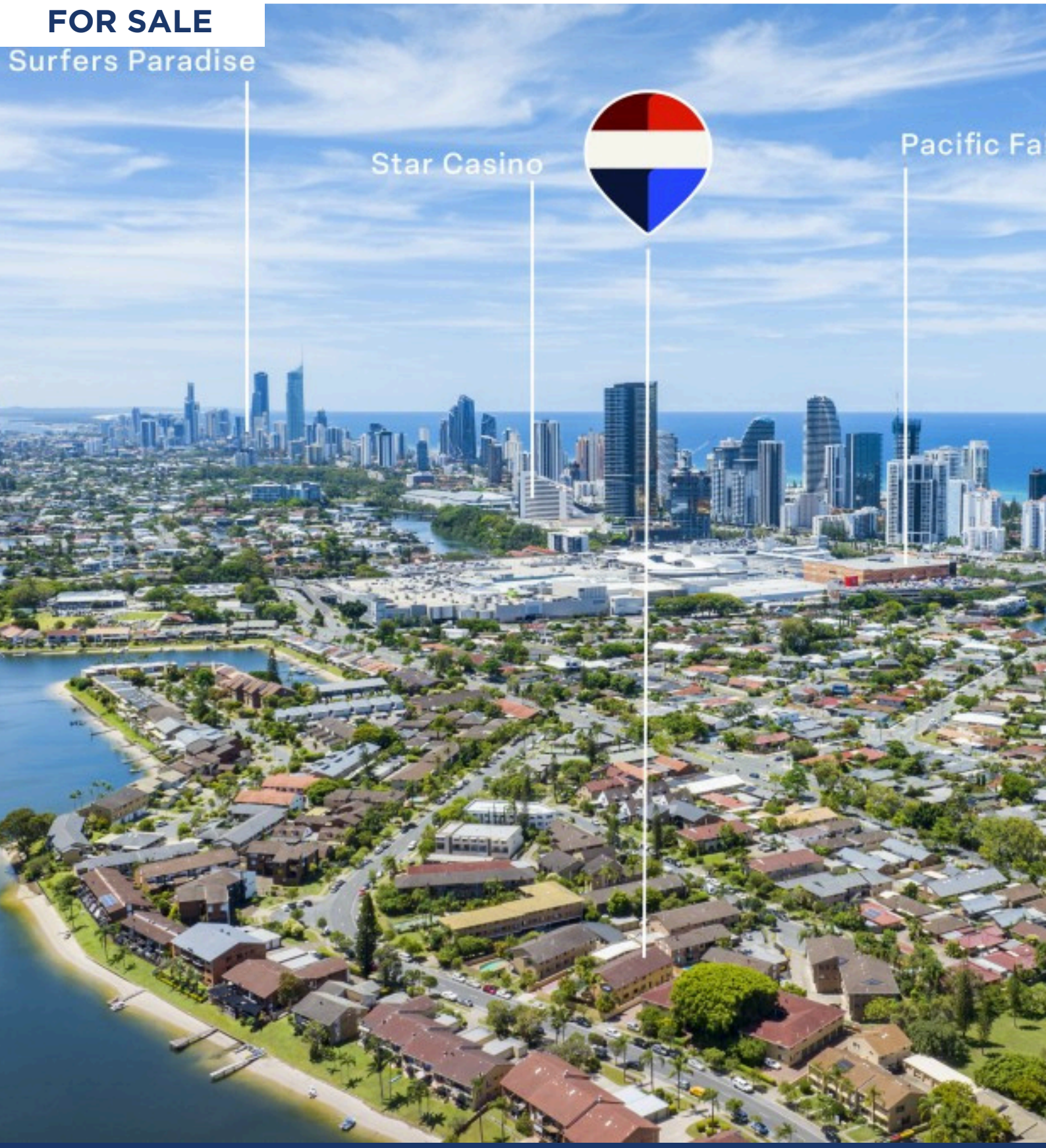
RE/MAX PROPERTY CENTRE

FOR SALE



3/20 Duet Drive, Mermaid Waters













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3/20 Duet Drive, Mermaid Waters

2 Bed | 1 Bath | 1 Car

Positioned in the tightly held 'Highbury Court' complex in sought-after Mermaid Waters, this ground floor two-bedroom apartment delivers lifestyle, location and outstanding upside in one. Just minutes from the retail, dining and entertainment precinct of Pacific Fair Shopping Centre, pristine patrolled beaches and a vibrant selection of cafes and restaurants. Inside, the spacious open plan layout is complemented by a well-proportioned kitchen, two generous bedrooms thoughtfully separated by a central bathroom, and excellent natural light throughout. Residents enjoy access to a private swimming pool, while low body corporate fees of enhance the property's long-term investment appeal.

Unit 3 In Detail:

- Spacious open plan living area
- Great sized outdoor patio
- Large kitchen with plenty of storage
- Two large bedrooms both with built in robes
- European laundry
- Ceiling fans throughout
- Separate oversized lock up garage

Sale: Offers Over $799,000

Year Built: 1981
Land size: 999m2
Unit Size: 71m2 Unit + 19m2 Garage
Total Units: 6
Aspect: North
Floor: Ground

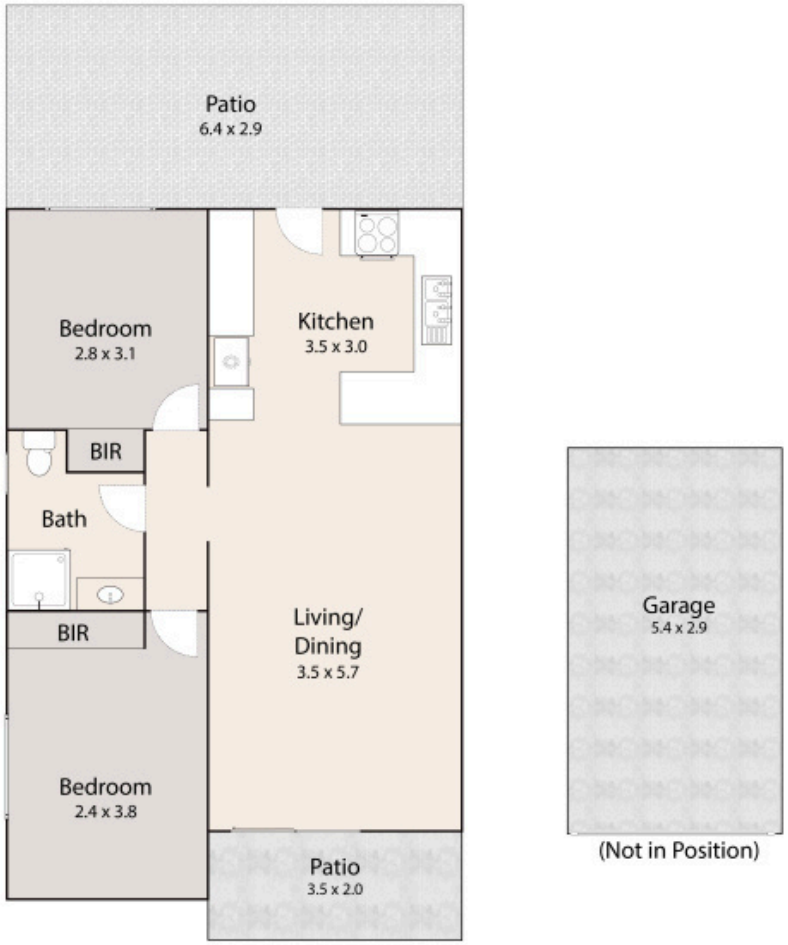
Rates: $2,800 per year approx*
Water: $1,384 per year approx*
Body Corp: $76 per week approx*
Sinking Fund Balance: $27,571.45

Rental Appraisal - $675 - $725 per week*
Tenanted until end of May 2026 @ $550per week

Scan QR Code for further information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735



Approx Total Area 90 m²

Whilst **Media Abode** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only it is not drawn to scale, and placement of object is approximate.

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