

amir prestige



45 Alec Avenue Mermaid Waters QLD

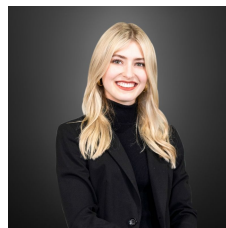
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Welcome to 45 Alec Avenue, an exquisite East-facing home that boasts an exceptional location, ample space, and its proximity to the beach (just 800 meters away!) makes it a dream come true. This is a golden opportunity to embrace the coveted beachside lifestyle this area is renowned for.

What sets this home apart is its expansive 607sqm block (while nearby streets offer smaller 405sqm lots). You'll find a delightful single-level home, freshly renovated, complete with a sparkling pool—a perfect combination for a blissful lifestyle. And, all of this is just a short 800 meters' stroll from the beach, without the hefty price tag typically associated with beachfront properties.

From the moment you step inside, you'll feel right at home. The open floorplan encompasses four generously sized

Price : \$ 1,650,000
Land Size : 607 sqm
View : <https://www.amirprestige.com.au/sale/qld/go-ld-coast/mermaid-waters/residential/house/725411>

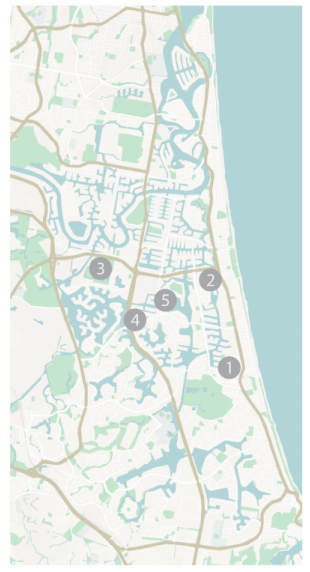


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- 1 RESIDENCE
- 2 PACIFIC FAIR
- 3 SURFERS PARADISE GOLF CLUB
- 4 Q SUPER CENTRE
- 5 MERRIMAC STATE HIGH SCHOOL



Location Map

45 Alec Ave, Mermaid Waters

BED 4
 BATH 2
 CAR 2
 Internal: 120 m² | Garage: 21 m² | External: 94 m² |
 Approx Total: 235 m²

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

