

# amir prestige



**1/104 Hedges Avenue MERMAID BEACH QLD**

**4**  **2**  **2** 

When location is everything you simply can not go past this exceptional beach home. With beautiful, lush parklands on your doorstep and beach access across the street you will not want to miss out on securing a property with a Hedges Avenue address. The home itself offers so much more than just an outstanding location; it offers the epitome of our Gold Coast lifestyle.

With 300 days of sunny weather that the Gold Coast climate offers, this home will feel like you are on an endless vacation. Immaculately presented, exceptionally maintained, a lock up and leave property, you can simply move in and head straight the beach.

#### Property Features

- 4 bedrooms, 2.5 bathrooms
- 2 car accommodation with extra storage
- Inground pool

**Building Size** : 29 sqm  
**Land Size** : 261 sqm  
**View** : <https://www.amirprestige.com.au/sale/qld/gold-coast/mermaid-beach/residential/house/7253247>



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<https://www.amirprestige.com.au>  
Gold Coast Luxury Real Estate



Lower Level



Upper Level

1/104 Hedges Avenue, Mermaid Beach

Internal: 200m<sup>2</sup> | External: 31m<sup>2</sup> | Garage: 34m<sup>2</sup> | Total: 265m<sup>2</sup>

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**amir  
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PROPERTY AGENTS

Plans shown are only indicative of layout. Dimensions are approximate.