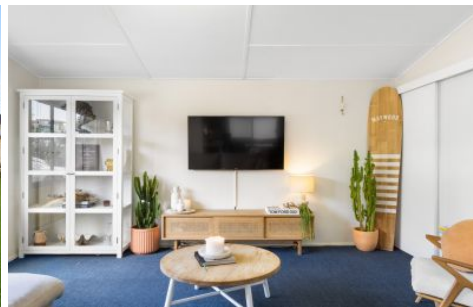


amir prestige



23 Surf Street Mermaid Beach QLD

2 1 2

Presenting a unique opportunity in one of Mermaid Beach's most desirable locations, 23 Surf Street offers an outstanding canvas for your beachside aspirations. This 405m² block with a 12.5m frontage is perfectly poised for you to enhance the existing structure or embark on a new build that capitalises on the property's full potential.

Designed Plans prepared by Jayson Pate Design offer a glimpse of what could be achieved on this site that capitalise on ocean and skyline views, pending construction and subject to council approval. The site's north-facing rear aspect and easterly view prospects ensure abundant natural light and refreshing ocean breezes, making it ideal for developing a contemporary residence or duplex, subject to council approval.

An existing 1960s beach shack with 2 bedrooms and 1

Price : SPRING AUCTION EVENT
Building Size : 135 sqm
Land Size : 405 sqm
View : <https://www.amirprestige.com.au/sale/ql-d/gold-coast/mermaid-beach/residential/house/8111170>



Carlie Mills
(07) 5555 1600

amir prestige

Carlie Mills
0433 341 896

23
Surf Street

MERMAID BEACH

-  405m²
-  2 Bed
-  1 Bath
-  1 Car + Secure Off-Street

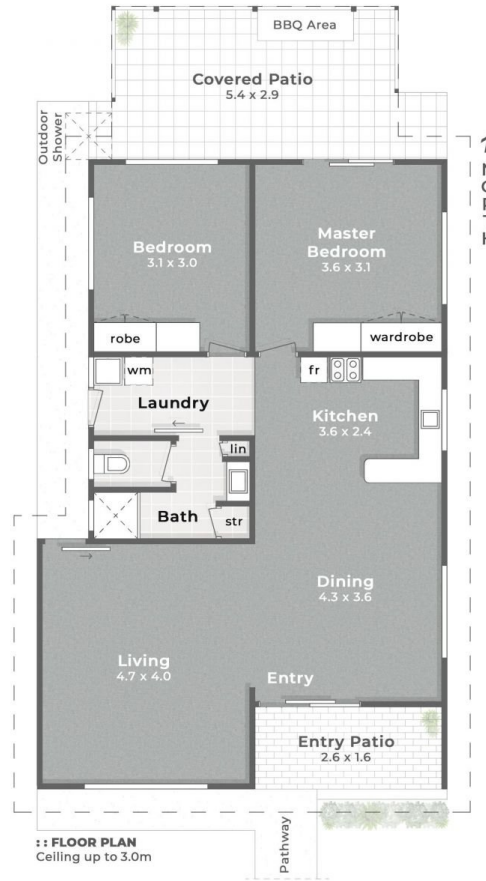
Internal 84m²
Patios 24m²
Garage 27m²
Total 135m²

pdc.

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at: www.puredesignconcepts.com.au



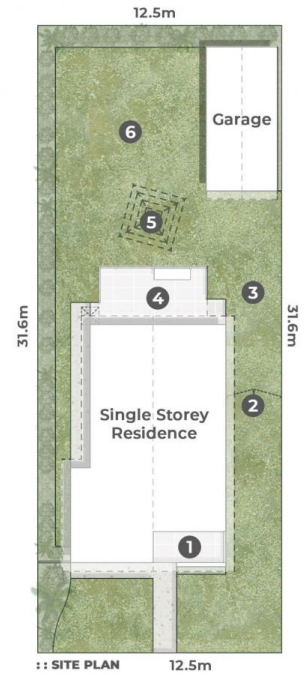
:: GARAGE
Ceiling up to 3.5m
(Not Actual Location)



:: FLOOR PLAN
Ceiling up to 3.0m

LEGEND

1. Entry Patio
2. Access Gate (2.7m)
3. Secure Parking
4. Covered Patio
5. Hills Hoist
6. Fenced Grass Yard



:: SITE PLAN
12.5m

SURF STREET