



## Private Freehold Medical Practice or Office

Sold

Contact Agent

Sold: Fri 26-Feb-21

Medical/Consulting

299 Rio Vista Boulevard, Mermaid Waters, Qld 4218

**Floor Area:**

256 m<sup>2</sup>

**Land Area:**

704.00 m<sup>2</sup> (approx)



## Property Description

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Michael Willems and Jackson Rameau from Ray White Commercial Gold Coast are pleased to present to the market for sale 299 Rio Vista Boulevard, Mermaid Waters, QLD, 4218.

This 704m<sup>2</sup>\* block of land with an approximate 256m<sup>2</sup>\* medically approved building is located on Lake Hugh Muntz in Mermaid Waters. A single level building which has been designed to accommodate a wide variety of functions such as a medical centre with allied health, dental, veterinary practices or consultancy offices. Perfectly positioned with easy access boasting a beautiful outlook over the nearby lake of Mermaid Waters surrounded by over 12,000\* residents, this property is in a prime location to service the entire Gold Coast.

The key features to this property include:

- 704sqm\* block of land with 248sqm\* NLA (approx)
- 8 exclusive car parks + 2 garages with roller doors
- 7 consult rooms with hand basins
- 2 procedure rooms
- 2 bathrooms / wet rooms
- Large reception with a tea room
- Air conditioned throughout
- NBN available incl. hard wired LAN
- Security alarms with back to base availability
- High exposure with hundreds of passing cars daily
- Bus stop directly out the front and is close to schools, shops and the beach
- Serious sellers considering all offers presented.

\*Approximately

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## Additional Details

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### Tenure Type

Vacant Possession

299 Rio Vista Boulevard, Mermaid Waters, Qld 4218



**Jackson Rameau**

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**Ray White Commercial - Gold Coast**

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