

# MERMAID BLVD., Golden Gates, New Providence/Paradise Isl



**Nestled in the peaceful, family-friendly enclave of Golden Gates, this 5,807 SqFt. corner lot...**

Nestled in the peaceful, family-friendly enclave of Golden Gates, this 5,807 SqFt. corner lot presents a rare opportunity for investors and vision-driven homeowners. Located just off bustling Carmichael Road, the property offers a sense of tranquillity within the neighbourhood while remaining close to busy eateries, shopping, public transit, schools, and other essential amenities. The lot is anchored by a tenant-occupied duplex comprising one and two bedroom units (each with a full bath) across approximately 900 sq ft that requires a complete gut renovation. This is not a cosmetic fixer-upper: the structure will need all-new electrical and plumbing systems, new windows and doors, cabinetry, fixtures, and furnishings throughout. Essentially, this is a full-scale redevelopment...read more on our website.

Bedrooms: 3  
Bathrooms: 2  
Lot Size: 5807  
Subdivision: Golden Gates  
Features: Appliances  
Only, Can Be Rented,  
Central location, Easy  
Access, Furnished,  
Garden Area, Level Lot,  
Main Level Entry,  
Recreation Nearby,  
Shopping Nearby, Short  
Term Allowed

MERMAID BLVD., Golden Gates,  
New Providence/Paradise Island  
Phone:



**\$140.000 ID# M63041 [View Online](#)**  
**[www.sarlesrealty.com](http://www.sarlesrealty.com)**