

1/13 Third Avenue, Palm Beach, Qld 4221



Sold Unit

Monday, 28 August 2023

1/13 Third Avenue, Palm Beach, Qld 4221

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Unit



Rob Cinelli

0755344033

\$785,000

Investors, first home buyers and weekend warriors take note. Here's the break you have been waiting for. An absolute stand-out opportunity to secure a great-value property in a gold location. The seller's circumstances of this single level duplex demand an immediate sale. They are not testing the market. They will listen to you. Cash and pre-approved buyers will have the advantage here. The position, potential and the profit to be gained with this investment will satisfy the head and the heart. - 2 Bedrooms with robes, ceiling fans and carpet - Tidy lounge room with ceiling fan and direct access to the single lock-up garage - Laundry with direct access to outdoor drying area - Only 250m level walk to the beach - 405sqm block of land, zoned RD4 for 2 level/9m building height redevelopment and above the flood assessment zone - Close to public transport, shops, parks, sports clubs waterways and schools. Within the Palm Beach Currumbin High School catchment zone - Current Rent: \$320pw until 2 November 2023 (tenant vacating) - Rent Potential: \$650pw - \$680pw after 2 November 2023 (= \$33,80pa - \$35,360pa approx.) - Council Rates: \$3,558.04 per annum approx. - Water Rates: \$1,134 per annum approx. - Strata Fees: \$1,056 per annum approx. (50% of shared annual building insurance policy) We're under instruction by these extremely motivated sellers to submit each and every offer, so make no mistake; if you're a bargain hunter, you won't find better value. Don't hesitate. This will be sold 14 September 2023. Act quickly or miss out. This will be the best buy in Palm Beach. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.