

**1 & 2/65 Leyte Avenue, Palm Beach, Qld 4221**



**House For Sale**

Wednesday, 15 May 2024

1 & 2/65 Leyte Avenue, Palm Beach, Qld 4221

**Bedrooms: 9**

**Bathrooms: 7**

**Parkings: 3**

**Type: House**



Rhys Wildermoth  
0731854191

## Expressions of Interest

Perfectly located in one of the Gold Coast's most desirable beachside suburbs, this enchanting property offers two immaculately presented residences nestled amongst manicured surrounds. Experience a premier coastal lifestyle with both homes showcasing a contemporary coastal fit-out and light filled living. A detached studio at the rear of the property provides additional flexibility and another self-contained living option. This exceptional offering is being sold as a complete package providing an instant investment portfolio or the option to live in one and rent the other. Beautifully upgraded and presenting impeccably from the street, two double-storey units offer expansive footprints and pristine interiors with good privacy. Timber-styled flooring underpins a cool, contemporary palette with each boasting open-plan living and dining with large well-appointed kitchens. Unit 1 boasts an incredible five bedrooms with three bathrooms over two levels whilst Unit 2 is also superbly sized with the offering of four bedrooms and three bathrooms. Intelligently landscaped to offer wonderful outdoor entertaining options with the benefit of being very low-maintenance, the expansive block delivers options for both units to unwind and entertain. Decking flows from the open-plan zone of Unit 1 with an electronic awning for coverage and overlooking a glorious hot jacuzzi. Privately nestled at the rear of the block, Unit 2 has a large courtyard flowing from its living and dining zone, including plenty of space for a fire pit or sun-kissed dining whilst an electronic awning also offers coverage as desired. Brilliantly flexible, a large private studio sits at the rear of the property, providing an additional built-in bedroom with kitchenette and powder room. Including a large alfresco deck and private entry, there is excellent opportunity to create another self-contained living option or provide for a home based business. Offering added features such as solar electricity, double garage, additional garage/store room, side access and gated entrance, a location central to major Palm Beach precincts enhances immense appeal. The Pines Shopping Centre, Palm Beach Currumbin State High School, parkland and public transport are within easy walking distance, as are the golden sands and sparkling water of Palm Beach and Currumbin Estuary.

**Unit 1:**

- Open-plan living and dining with contemporary coastal aesthetic
- Large kitchen including subway tiling, quality appliances and striking natural timbers
- Alfresco entertaining with electronic awning overlooking hot jacuzzi
- Five well-sized bedrooms; master including walk-in robe and private stylish ensuite
- Two additional bathrooms (all wet rooms impeccably presented)
- Separate laundry with storage
- Currently rented for \$1,650pw

**Unit 2:**

- Open-plan living and dining with contemporary coastal aesthetic
- Large kitchen including superb storage, stainless appliances and breakfast bar seating
- Huge rear courtyard with electronic awning
- Four bedrooms; master including walk-in robe and stylish ensuite
- Two additional bathrooms; one on each level
- Separate laundry plus good storage
- Currently rented for \$1,350pw

**Property Features:**

- Detached sixth bedroom/self-contained studio with built-in storage, kitchenette, powder room and large alfresco entertaining deck
- Double garage plus single garage/workshop with gated entrance and side access
- Solar electricity
- Walk to schooling, shopping, dining and beachfront