

1/88 Sarawak Avenue, Palm Beach, Qld 4221



Unit For Sale

Friday, 14 June 2024

1/88 Sarawak Avenue, Palm Beach, Qld 4221

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Leanne Frohmuller
0755344033



Rob Cinelli
0755344033

Auction

Auction Location: LJ Hooker Currumbin Waters Office

For the best value unit available right now, get on board this sizzling hot delight in Sarawak Avenue. Beautifully presented and ready to be enjoyed immediately, you'll have more time to delight in the incredible Palm Beach lifestyle on offer. This ground floor unit is brilliantly located within super-easy reach of everything, so you'll be walking, cycling, paddling, swimming, surfing, shopping, and dining to your heart's content.

- Expansive modern kitchen with drop-pendant lights
- Good size, open living leading directly out to a garden area
- SLUG with good storage area plus extra off-street parking
- Good internal storage and a separate laundry
- Fully tiled throughout
- Ceiling fans and air conditioning
- Small block of just 5 units in total on a spacious 599m² corner block of land, which is zoned RD5 Medium Density Residential, suitable for 3 story/15m redevelopment
- Low BC
- Within the Palm Beach Currumbin High School catchment area
- Enticingly close to surf, sand and the mesmerising creek-side boardwalk along the Currumbin estuary
- Close to schools, the Saturday farmer's market, Currumbin RSL, the popular Pines Shopping Centre, medical & other essential services and so much more
- Entertainment and dining options abound with cafes, restaurants, and sporting clubs all just a casual, level stroll away

Current Rent: \$700pw

Current Lease Status: periodic

Rent Potential: \$700pw - \$750pw approx.

Council Rates: \$2,600pa approx.

Water Rates: \$1,560pa approx.

Strata Rates: \$68.50pw approx.

The owners of this fabulous apartment need to liquidate ASAP, so if not sold prior, it will be auctioned 3rd July!

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.