

# 108 Tallebudgera Drive, Palm Beach, Qld 4221



## House For Sale

Wednesday, 10 April 2024

108 Tallebudgera Drive, Palm Beach, Qld 4221

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 1037 m2

**Type:** House



James Roberts

1300576000

## Auction

Gain a foothold in a highly sought-after southern beaches pocket with this supersized waterfront block hosting a spacious, single-level house. The 1,037m<sup>2</sup>\* property occupies a coveted east-facing position and spans 17.8m\* along a wide, protected waterway just off the popular Tallebudgera estuary. To maximise this prime land holding and complement the surrounding blue-chip properties, a new owner could seek DA approval on proposed KP Architects plans for a luxury two-level, four-bedroom abode, or design and build their own dream home. Alternatively, the existing residence could be personalised with a cosmetic renovation, or settled straight into as is for those seeking a turn-key opportunity. Designed for a modern family, the floor plan comprises multiple living spaces and four bedrooms. One bedroom, separate from the main house and with its own external access, is ultra peaceful and equally suited for use as a secluded entertainment zone. Indoor and outdoor spaces are harmoniously integrated, catering perfectly to those who love to entertain. The open living, dining and kitchen zone flows out to a partially enclosed Balinese-style alfresco area, equipped with a bar, screen and projector, for memorable parties in any weather. The oversized swimming pool is positioned to soak up day-long sun, while flat front and rear lawns will delight children and pets. The addition of a pontoon invites you to fish from the backyard or launch a boat with ease to cruise the local waterways.

**The Highlights:**

- Spacious single-level house on oversized 1,037m<sup>2</sup>\* waterfront block
- 17.8m\* of water frontage off Tallebudgera estuary
- East-facing outlook taking in wide water and Burleigh Headland
- Proposed KP Architects plans for a stunning two-level abode featuring four bedrooms, multiple living zones, a courtyard and waterfront pool
- Pontoon with power and water; large saltwater swimming pool
- Bali hut-style outdoor entertaining area with built-in bar, Sanyo projector, Image screen, speakers and fans; sliding door to enclose or access pool area
- Flat front and rear lawns lined with trees
- Open living, dining and kitchen area with water outlook and outdoor access
- Kitchen features induction cooktop, oven, plate warmer, integrated dishwasher, double sink, Franke electronic scale; island with storage and seating
- Master bedroom has built-in robes, water view, access to private patio; ensuite with built-in bath, shower, single vanity and toilet
- Three additional bedrooms with built-in robes; one is separate to the main residence with its own external access and is also suited to use as a multi-purpose space
- Formal lounge with carpet
- Main bathroom features built-in bath, large shower, single vanity and separate toilet
- Laundry has sink, storage, wall-mounted clothesline and access to external drying court
- Ample internal storage
- Secure double carport; single gated parking space for trailer
- Huge secure storage space; garden shed
- Comelit intercom; ducted air-conditioning with iZone smart home climate-control system
- Solar power system

This blue-chip waterfront pocket is appreciated for its relaxed coastal lifestyle and easy access to popular conveniences. A patrolled stretch of Tallebudgera estuary, Tallebudgera Beach and locals' favourite Custard Canteen are within 1.5km. Popular Palm Beach dining options, including The Collective and Balboa Italian are within 3.5km, as is Burleigh Head's vibrant shopping, dining and nightlife precinct. The family-friendly address sits in the catchment for Palm Beach State School and Elanora State High School. Proximity to the Gold Coast Highway and public transport options facilitates easy travel north to the heart of the Gold Coast, or south to world-class surf breaks and the Gold Coast Airport. Seize this rare upside opportunity within a burgeoning waterfront pocket – contact James Roberts 0432 839 485.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.