

# 11 Barberry Court, Palm Beach, Qld 4221



## House For Sale

Friday, 3 November 2023

11 Barberry Court, Palm Beach, Qld 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3354 m2**

**Type: House**



Jonathan Owen

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## Contact Agent

At 3354m<sup>2</sup> this is a one-of-a-kind home and land sale in the highly sought after seaside suburb of stunning Palm Beach! Nestled in a quiet family friendly cul-de-sac, this very rare parcel of expansive flat land accommodates a spacious hardwood framed single storey dwelling. It offers an exciting blank canvas of multiple opportunities for investors, those looking to settle in the existing family home, build their dream home or investigate its development possibilities. This residence is superbly situated only a few minutes from picturesque Palm Beach, which has the highly acclaimed Tallebudgera Creek on its northern boundary and Currumbin Creek to the south. An outstanding location for all those who love outdoor activities, whether it be swimming, surfing, water skiing, kayaking, fishing, or enjoying a casual bushwalk with amazing ocean and creek views around Burleigh Heads National Park. The local area also offers an array of enticing cafes and restaurants as well as parklands and sporting facilities. Only minutes to top private schools, hospitals, the M1 motorway and approximately 14 minutes to Gold Coast International Airport. Don't miss out on this once-in-a-lifetime opportunity within a desirable established suburb at one of Australia's premier beach locations!

**LAND:-** 3,354m<sup>2</sup> block- Development potential - subject to Gold Coast City Council approval- Extensive due diligence information available upon request

**HOME:-** Large master bedroom with built-in robe and ensuite- 2 spacious double bedrooms with built-in robe- Office/arts and crafts/media room- Large open plan lounge and dining room- Extra large airy rumpus room- Renovated open plan kitchen/dining- Extensive undercover alfresco entertainment area- Solar hot water- Large double lock-up garage

**GARDEN:-** Lush gardens, fruit trees and natural bush setting- Expansive open lawn areas- Large greenhouse- Fully fenced with vehicle access to rear of property- Ample space for pool and tennis court

**APPROXIMATE SHORT DRIVE TIMES AND DISTANCES:-** 4 min (1.7 km) to the surf beach- 1 min (700 m) to Mallowa Sports Complex and bistro- 3 min (1.5 km) to 19th Avenue Shopping Centre- 5 min (2.2 km) to Coles 5th Ave Palm Beach- 8 min (3.5 km) to Pines Shopping Centre Elanora- 4 min (1.4 km) to Palm Beach State School (3 other schools within a 4.5km radius)- 5 min (2 km) to Palm Beach Surf Club (2 other surf clubs within 5.9km)- 5 min (2.7km) to Murlong Crescent picnic park and boat ramp (Tallebudgera Creek)- 7 min (3.1km) to Tallebudgera Creek estuary- 7 min (3km) to Rockview Park Currumbin Creek estuary- 8 min (3.7km) to carpark Burleigh National Park- 14 min (13 km) to Gold Coast International Airport via motorway- 11 min (677m) walk to bus stop Translink Route 764

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