

12/1 Nineteenth Avenue, Palm Beach, Qld 4221



Apartment For Sale

Thursday, 13 June 2024

12/1 Nineteenth Avenue, Palm Beach, Qld 4221

Bedrooms: 5

Bathrooms: 5

Parkings: 4

Area: 402 m2

Type: Apartment



Troy Dowker
1300576000



James Roberts
1300576000

Auction

Immerse yourself in a vibrant beachfront lifestyle with this stylish and ultra-spacious apartment perched on Level 3 of the boutique 'Cabana' building. The impressive 402m² residence holds 18m* of beach frontage, capitalising on a breathtaking outlook that sweeps across the ocean to take in the Surfers Paradise and Coolangatta skylines. Full-height glazing welcomes natural light and stunning coastal views into every room of the elegant interior, where organic tones play out across engineered oak floorboards, wool carpets, natural stone benchtops and brushed brass fixtures. Occupying its own peaceful beachfront wing, the deluxe master suite boasts an oversized ensuite and massive, dressing room-style walk-in robe. The home's four additional bedrooms also feature an ensuite and walk-in robe, while an office and cosy media room provide dedicated zones for remote work or relaxation. Looking out across the ocean and featuring gourmet appliances, a double-sided fireplace and built-in bar, the open living, dining and kitchen area is an entertainer's dream. It integrates seamlessly with two sunny balconies that capture sea views and gentle breezes. Benefitting from a secluded position with exclusive lift access, the apartment is uniquely private. Another rare feature is its four side-by-side basement car parks, which ensure plenty of room for prized vehicles. The home is one of only four half-floor residences inside the flawless PLUS Architecture-designed building, delivered by NPA Projects in late 2022. Residents enjoy the use of an infinity-edge pool, barbecue facilities, bike and surfboard storage, along with front-row access to patrolled surf and eclectic amenities. Highlights: - Super sized absolute beachfront apartment on Level 3 of Cabana- North-East facing with superb panoramic views stretching across the ocean, south to Coolangatta and north to Burleigh Headland and Surfers Paradise skyline- One of only four half-floor apartments in a boutique building of only 30 residences; exclusive lift access to private floor- Building designed by PLUS Architecture and delivered by NPA Projects in late 2022; amenities include infinity-edge pool, BBQ facilities, bike and surfboard storage- Engineered oak timber floors, wool carpets, stone benchtops, brushed brass fixtures and floor-to-ceiling glazing throughout - Expansive open living, dining and kitchen zone with coffered ceiling, panoramic coastal view and access to two beachfront balconies- Kitchen features four-burner PITT cooktop, dual V-ZUG ovens and integrated dishwashers, Gaggenau integrated fridge and freezer, Liebherr bar fridge, double abey sink; central island with storage and seating- Butler's pantry features Abey sink and storage; separate bar with Liebherr wine fridge- Oversized master suite with ocean view, balcony access, dressing room-style walk-in robe and ensuite, featuring free-standing bath, dual shower and vanity plus toilet- Four additional bedrooms, all with a walk-in robe and ensuite; two with ocean views; two with shared balcony- Office; media room features built-in TV unit, carpet, block-out and sheer curtains- Double-sided Ambe fireplace to living and media rooms- Powder room with single vanity and toilet- All bathrooms feature floor-to-ceiling tiles with a kit-kat feature wall, gold fixtures, vanities with a fluted base and stone benchtops- Sizeable laundry with sink and storage- Four side-by-side basement car parks- Hikvision intercom; Daikin ducted, zoned air-conditioning plus ceiling fans throughout

Outgoings: - Council Rates: \$5,085.12 per annum approximately- Water Rates: \$1,140.16 per annum approximately (excluding usage)- Body Corporate Rates: \$189 per week approximately

Palm Beach is a coveted southern beaches suburb favoured for its relaxed coastal lifestyle and vibrant amenities. The address directly fronts the Palm Beach Artificial Reef, while Custard Canteen and a patrolled stretch of Tallebudgera Creek are within 1.7km. A number of Palm Beach's popular dining options, including Balboa Italian, The Collective and Frida Sol are within 2km, and Burleigh Heads' lifestyle precinct offers hospitality, retail and nightlife venues 3.5km away. A short drive opens up renowned surf breaks, including Snapper Rocks and Duranbah Beach. The address sits in the catchment for Palm Beach State School and Palm Beach Currumbin State High School. Proximity to the Gold Coast Highway and convenient public transport options facilitates easy travel north or south. Secure a rare half-floor apartment with unrivalled coastal views – contact Troy Dowker 0409 057 087.

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.