

**12 Myrtle Court, Palm Beach, Qld 4221**

**House For Sale**

Thursday, 16 May 2024



12 Myrtle Court, Palm Beach, Qld 4221

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 613 m2**

**Type: House**



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## Expressions of Interest - Closing 31st May 12pm

Situated amidst the finest streets of Palm Beach, this exquisite home epitomises coastal luxury and presents an array of opportunities. With open-plan living featuring three bedrooms, three bathrooms, and expansive balconies gracing both the front and rear, every aspect of this residence exudes elegance and functionality. Explore the potential of dual living with a private, self-contained studio, offering versatile opportunities for remote work, guest accommodation, or a peaceful retreat. This home offers both style and comfort with polished timber flooring, a freshly painted interior, and an updated kitchen boasting quality cabinetry and expansive bench space. Whether you're unwinding on the covered front and rear decks or lounging in the landscaped backyard's tranquillity, every corner invites coastal serenity. The possibilities are endless, sitting on a spacious 613m<sup>2</sup> block with dual-side access. Large shed with 3-phase power, ample space for vehicles, watercraft, or a home workshop office. It is conveniently situated just moments away from the sands of Palm Beach and many amenities and attractions, including cafes, restaurants, and shopping centres.

- Open-plan living
- Master bedroom, including walk-in robe and ensuite bathroom
- Private self-contained studio offering a fully equipped kitchenette and downstairs bathroom
- Large shed 10m-L x 7m-W x 3m-H with 3 phase power and mezzanine
- Garden shed 3m x 3m
- Polished timber flooring
- Freshly painted internally and externally.
- Updated kitchen, including quality cabinetry, gas cooking and expansive bench space
- Covered front and rear balconies
- Three built-in bedrooms with separate study zone
- 613m<sup>2</sup> block
- Acoustic laminated glass windows/doors
- Sliding doors throughout
- LED lighting
- 7.5kw reverse cycle air-con

Conveniently located near a range of amenities including:-Golden sands of Palm Beach - 890m (approx.) -Palm Beach Currumbin State High School - 1.6km (approx.) -Elanora State High School - 1.69km (approx.)-Pavilions Palm Beach Shopping Center - 690m (approx.)-Elanora State High School - 1.69km (approx.)"The seller discloses to the buyer and the buyer acknowledges that the lower level ceiling height is not constructed to building code and does not have council approval. The buyer agrees not to make any objection, requisition or claim in relation to the existence of the lower level ceiling height despite any REIQ standard term."