

**125-127 Laguna Avenue, Palm Beach, Qld 4221**



**House For Sale**

Friday, 10 May 2024

125-127 Laguna Avenue, Palm Beach, Qld 4221

**Bedrooms: 4**

**Bathrooms: 3**

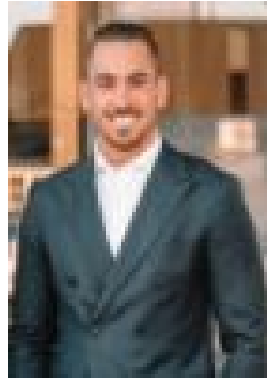
**Parkings: 2**

**Area: 1038 m2**

**Type: House**



Jared Malan  
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Conner Malan  
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## Auction

Location and opportunity collide with this lucrative Palm Beach property. Located just 600 meters from the pristine Palm Beach coastline, the property sits on a 1,038m<sup>2</sup> block facing Laguna Park and features an impressive 25-meter frontage. Zoned Medium Density, ripe with untapped potential, renovate the existing 4-bedroom, 2-bathroom residence or demolish to pave the way for your dream home, villas, or townhouses. Alternatively, explore commercial prospects such as home-based businesses or childcare centers (subject to council approval). This highly desirable pocket of South Palm Beach boasts some of the Gold Coast's finest recreational and lifestyle amenities. Experience the allure of the beach in under 5 minutes or venture to Palm Beach Parklands for a diverse range of activities suitable for all ages. Surfing enthusiasts can enjoy world-class waves at nearby Currumbin Alley, while those seeking tranquility can explore Tallebudgera Creek. Families will appreciate the proximity to Laguna Park, featuring an adventure-filled playground, and the educational opportunities at Palm Beach Currumbin High School. Conveniently, vibrant cafes, coffee shops, and restaurants are just a short 200m stroll away, adding to the appeal of this location. Don't miss out on this lucrative development opportunity that promises a prosperous future. Schedule your inspection today.

**Property Specifications:**

- Enticing development opportunity in a prime location, approx. 600m from the pristine Palm Beach coastline
- 1,038m<sup>2</sup> block with a 25m frontage
- Zoned Medium Density, appropriate for 4 x dwellings to 9m (code assessable) or 6/7 dwellings to 13.5m (impact assessable)
- Original 4 bed, 2 bath home onsite
- Outstanding location, walking distance to a vibrant array of cafes, coffee shops and restaurants, the Pavilions Shopping Mall, with Coles Supermarket, casual eateries and health and wellness hub
- Across the road from Laguna Park featuring an adventure playground and shady lakeside picnic areas
- 900m to Palm Beach Parklands, with cafe, playground, still water swimming bay, off-leash dog park and beach
- A 2 minute drive to world-class waves at Currumbin Alley and 3.5km to tranquil Tallebudgera Creek, 2km to The Pines Elanora 7km to Gold Coast Airport

\*Boundary lines are indicative only Council Rates: Approx. \$2,326.43 half yearly Rental Appraisal: Approx. \$1,300 - \$1,400 per week Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. 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