

**15 Second Avenue, Palm Beach, Qld 4221**

Smyth

**Sold House**

Wednesday, 11 October 2023

15 Second Avenue, Palm Beach, Qld 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Edward Smyth

0451125809

**\$1,350,000**

Are you ready to seize an incredible opportunity on the prestigious Gold Coast? Welcome to 15 Second Avenue, a hidden gem with endless potential. Nestled on a 405m<sup>2</sup> block of prime beachside real estate, this property offers a blank canvas for your dream project. This property is being sold by and on behalf of the trustees of the will and their intention is to sell.

**Property Features:**  
**Location:** Located mere minutes walk from the sandy shores of iconic Palm Beach, this property offers unrivalled beachside living.  
**Size:** A generous 405m<sup>2</sup> block provides ample space to create your vision. With good frontage depth and an extremely flat block with easy access, once the house is removed, this property offers endless possibilities.  
**Development Potential:** The existing beach shack may be steeped in history since 1985, but the real value lies in the potential. Unlock the opportunity to build a luxury duplex or your dream beachside residence (subject to council approval).  
**Lifestyle:** Immerse yourself in the laid-back Palm Beach lifestyle. Enjoy strolls on the beach, local cafes, vibrant dining, and easy access to shops and amenities.  
**Investment:** This property presents an exceptional investment opportunity in one of the Gold Coast's most sought-after suburbs. The potential return on investment is substantial.

**This Property Offers:-** A rare chance to secure beachside real estate on Second Avenue, Palm Beach.- The potential to create a luxury duplex or your beachfront dream home.- A highly desirable location near schools, parks, and transport.- Proximity to vibrant cafes, restaurants, and shopping.- Don't miss out on this once-in-a-lifetime opportunity to own a piece of paradise. Whether you're an astute investor or a visionary homeowner, this property is your canvas to create something extraordinary.

Contact us today to arrange an inspection and start turning your dreams into reality. On behalf of Smyth RE, we wish to inform you that this property is offered for sale through auction, and as a result, we are unable to provide a price guide in line with QLD regulations. It should be noted that the property might have been placed into a price bracket by the website for operational purposes.

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.