

15 Tallebudgera Drive, Palm Beach, Qld 4221

Block Of Units For Sale

Thursday, 13 June 2024



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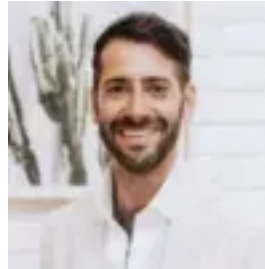
Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 227 m2

Type: Block Of Units



Antonio Mercuri
0434629521

Luke Reaby
0417888411

Expressions of Interest closing Friday 5th July

Experience the ultimate coastal living with this exclusive duplex pair on one title, perfectly situated in the highly sought-after Palm Beach, Gold Coast. Offering versatility, convenience, and modern comforts, this property is ideal for families, investors, or owner-occupiers looking to benefit from living in one unit while renting the other. Plus, this property comes with development approval for an exciting future project.

Key Features:-

- Location:** Prime pocket of the Gold Coast you will be in the heart of position in Palm Beach, Gold Coast cafes, restaurants, local attractions, theme parks and shopping centres. Burleigh Heads: Explore the vibrant Burleigh Heads, renowned for its trendy cafes, gourmet restaurants, and scenic national park.
- Lifestyle:** - Perfect for those who love the water, this property is in close proximity to Palm Beach and beautiful Tallebudgera Creek. Take your pick - enjoy a day with the family on the calm waters of Tallebudgera Creek renowned for its kayaking, paddleboarding, and family picnics, or head to the numerous nearby beaches for a surf.
- Investment:** Potential for dual income, multi-generational living, or owner-occupier rental income.
- Development Potential:** Approved plans for four luxury townhouses, designed by local architects 'Mi Design'.
- Transport:** Easy access to all forms of transport including the Gold Coast airport, trains, bus services and motorways.

This unique property provides endless possibilities for savvy investors or those seeking a dual living arrangement. Live in one duplex and rent out the other or accommodate extended family while maintaining privacy. Additionally, capitalize on the approved development plans to create four stunning townhouses in a prime coastal location.

Duplex details: Both dwellings are built with solid brick, have been upkept and are in original condition.

Residence (Front Duplex 1):

- Single-Level Living-** Bedrooms: 2 generous bedrooms with built in robes.
- Bathrooms:** 1 full bathroom (separate toilet).
- Garage:** 1 Lock-Up Garage
- Rental Potential:** \$650-\$700 per week

Enjoy the ease of beachside living in this single-level duplex. Featuring two spacious bedrooms, a modern bathroom, and a secure lock-up garage. The open-plan living area and outdoor space are perfect for relaxing or entertaining, while the well-appointed kitchen provides all the essentials for everyday living. This duplex is perfect for small families, retirees, or as a rental investment. The unit is currently vacant, offering immediate occupancy or rental opportunities.

Rear Duplex 2: Two-Level Townhouse-

- Bedrooms:** 3 generous bedrooms
- Bathrooms:** 1 ensuite and 1 full bathroom
- Garage:** 1 Lock-Up Garage with large Double Carport
- Rental Potential:** \$800-\$850 per week

This contemporary two-level townhouse boasts three generous bedrooms, the master featuring ensuite and walk-in robe, and the remaining two bedrooms serviced by a full. Ample parking available with a lock-up garage and double carport, this home will cater to all your needs. The open plan living and dining areas are perfect for families and those that love to entertain, providing an abundance of space and an inviting atmosphere. The family sized kitchen is equipped with modern appliances and ample storage. This unit is currently rented, providing immediate rental income.

Future Development Approval: This property also offers an incredible future development opportunity with approved plans for four luxurious, four-storey townhouses designed by local architects 'Mi Design'. Approved Plans include a north-east facing roof terrace with views down Tallebudgera Drive to the ocean & Burleigh headland.

Home-sized residences ranging between 270 - 290m² each

Total Area: 579m² Medium Density Zoned Site

Contact: For sale via expressions of interest. To request more information or to express your interest, please contact Luke Reaby of GV Property Group.

Expressions of Interest Closing: 5pm, Friday 5th July.