

2/15 Abalone Avenue, Paradise Point, Qld 4216



House For Sale

Friday, 3 November 2023

2/15 Abalone Avenue, Paradise Point, Qld 4216

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



James Drake

Contact Agent

Indulge in coastal luxury with this captivating duplex, situated a stone's throw from the beach and the pristine Paradise Point Parklands. Location reigns supreme, and this property embodies prime real estate in one of the Gold Coast's most esteemed North Shore suburbs. This 2 year old duplex offers a home like floor plan with 2 ensuited bedrooms on the first level which include walk in robes. Down stairs you will find another bedroom with ensuite perfect for a down sizing couple or guests private oasis. A streamlined kitchen featuring stone countertops, soft-close cabinetry, and a butler's pantry. Leading to an open-plan living and dining area with glass stacker doors leading to a north-facing deck, perfect for entertaining. Discover the convenience of having the charming Paradise Point Village, replete with its delightful boutiques, restaurants, bars, and cafes, just a leisurely two-block stroll from your front door. Embrace the laid-back beachside lifestyle, as you leave your car behind and enjoy the myriad conveniences that the Village has to offer. Key property features include:

- Two spacious, sun-soaked master bedrooms, each graced with a generous ensuite and walk-in wardrobe.
- A third bedroom with its own ensuite, conveniently located on the ground floor (also adaptable as an office or theater).
- Solar panels installed
- Security gate with Ring security system
- Multiple inviting living spaces on both levels.
- Modern kitchen with stone countertops, soft-close cabinetry, and a butler's pantry.
- Open-plan living and dining area
- An expansive upstairs sitting area.
- Glass stacker doors leading to a north-facing deck, perfect for entertaining.
- Impressive 2.7-meter-high ceilings, LED lighting, and stylish light fixtures throughout.
- Comfort-enhancing amenities such as reverse cycle split system air conditioning and ceiling fans.
- A separate laundry with convenient side access.
- A double lock-up garage with direct interior access.
- 264 square meters of internal living.
- No Body Corporate fees
- Rental appraisal approx. \$1200 per week

The location alone is a standout feature, with Abalone Avenue boasting a double-width street and a leafy median strip. You'll find sandy beaches and parklands at one end of your street, and a boat harbor and parklands at the other, ensuring endless opportunities for outdoor enjoyment. Even during lockdowns, daily waterfront walks through the extensive beach parklands are right at your doorstep.

Disclaimer: We have in preparing this information used our best endeavour 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.