

2/470 The Esplanade, Palm Beach, Qld 4221



Apartment For Sale

Thursday, 16 May 2024

2/470 The Esplanade, Palm Beach, Qld 4221

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 304 m2

Type: Apartment



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Auction

Positioned for a carefree coastal lifestyle, only the vibrant esplanade separates this modern whole-floor apartment from golden sand and rolling surf. The timeless 304m²* residence is one of only seven inside 'La Vie', a boutique, award-winning building masterfully conceived by acclaimed Gold Coast architect Bayden Goddard. Courtesy of its eastern orientation, the apartment takes in unobstructed ocean views that extend along the scenic coastline to Coolangatta. The outlook is maximised by an expansive wraparound balcony where you can entertain guests in the comfort of cooling sea breezes. Throughout the bright interior, on-trend finishes such as oak herringbone floors and plantation shutters champion an elegant, contemporary coastal style. All three bedrooms benefit from an ensuite and the two guest bedrooms are set away from the master suite for enhanced privacy. In the stylish kitchen, top-tier appliances are complemented by VJ panelled cabinetry, pendant lights and a statement island topped with Calacatta marble. When it is time to unwind, a dedicated media room provides a more peaceful alternative to the open living and dining zone. The new owner will enjoy the use of two secure basement car parks, a storage cage and the building's communal rooftop pool and barbecue facilities. From its position on the lower level, the apartment enjoys a great connection to Palm Beach's sand, surf and lively atmosphere. Surrounded by vibrant retail and dining options, it is also situated for the ultimate walk-about-town lifestyle. The Highlights: - Full-floor beachfront apartment on Level 2 of 'La Vie' - East-facing with ocean views to Coolangatta - Boutique building of seven whole-floor apartments, architect designed by Bayden Goddard - Building was awarded HIA's Best Queensland Apartment 2016 and Master Builder's Best Gold Coast Apartment 2016 - Communal rooftop entertaining area with pool and barbecue facilities - Covered, wraparound balcony with travertine floors - Oak herringbone floors and plantation shutters in living zones; carpet in bedrooms and media - Kitchen features Gaggenau, AEG, Qasair appliances; Vintec wine fridge; double sink with InSinkErator and ZipTap; island with waterfall Calacatta marble benchtop - Large walk-in pantry - Three ensuite bedrooms - Master suite also features walk-in wardrobe and free-standing Victoria & Albert bath - Media room with cavity sliders to enclose; balcony access - Powder room with single vanity and toilet - Laundry features large sink, storage, built-in hanging rack - Floor-to-ceiling tiles in bathrooms and laundry - Two secure basement car parks plus storage - Bosch alarm; Comelit intercom - Ducted, zoned air-conditioning; ceiling fans throughout The Outgoings: - Waters rates: \$1,107.56 p/a approx. - Body corporate: \$358 p/w approx. Palm Beach is a vibrant southern beaches suburb favoured for its walk-about-town coastal lifestyle and amenities. Directly fronting the esplanade, this address enjoys direct beach access. Walk or cycle 1km for a dip at Tallebudgera Creek, followed by coffee at Custard Canteen. A short drive opens up the many casual and fine-dining options of Palm Beach, while Burleigh's vibrant shopping, dining and nightlife precinct is 3km away. Proximity to the Gold Coast Highway facilitates easy travel north or south, while the Gold Coast Airport is less than 9km away for convenient national or international travel. Secure an exclusive opportunity in a blue-chip beachfront building - contact Troy Dowker on 0409 057 087. Disclaimer: 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. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.