

**2508/1328 Gold Coast Highway, Palm Beach, Qld
4221**



Sold Unit

Tuesday, 16 January 2024

2508/1328 Gold Coast Highway, Palm Beach, Qld 4221

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Leanne Frohmuller
0755344033



Rob Cinelli
0755344033

\$995,000

Auction Location: LJ Hooker Currumbin Waters Office - 11 Bienvenue Drive Magnoli Palm Beach has quickly established its reputation for sophisticated residences at exceptional value. Enjoying commanding views from the 5th level north building, this home delivers a charming and convenient lifestyle. With so much within easy walking distance and other things are just a few minutes' drive away, you just might find yourself struggling to find reasons to go beyond the two bordering creeks. If you do leave the area, it could be for a cruisy bike ride along the boardwalk to Coolangatta in the south or Burleigh & beyond to the north, which is such a brilliant way to get around the GC. - 2 bedrooms; 2 bathrooms - Modern kitchen and open plan living room - Large balcony with gorgeous long-distance views - Basement security parking plus a storage cage - Multiple covered bicycle racks - Facilities include a massive sparkling swimming pool for laps or play. A wonderful common room & BBQ for hosting friends and family - Plenty of onsite guest parking - Kids playground and adjacent café - Public transport out front - Beach across the road - Day care and primary school within 200m - Within the Palm Beach Currumbin High School catchment area - 15 mins to the Gold Coast International Airport and the John Flynn Hospital - Current Rent - \$850 per week - Lease expiry - 30 April 2024 - Rent Potential - \$850pw-\$900pw - Body Corporate - \$102 approx p/w - Council Rates - \$1,950pa approx. - Water Rates - \$1,600pa approx. The owners of this fine apartment need it sold on or before auction, so come along for a viewing and if you like it, make an offer, and we'll do everything we can to help you secure it. Inspection Instructions - enter via Brooke Avenue foyer and car park; NOT via the GCH entrance Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.