

**255 Jefferson Lane, Palm Beach, Qld 4221**



**House For Sale**

Tuesday, 21 May 2024

255 Jefferson Lane, Palm Beach, Qld 4221

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 429 m2**

**Type: House**



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## Expressions of Interest Closing 19 June at 1

Gain a rare foothold on one of Palm Beach's most coveted streets with this prime, absolute beachfront corner block crowned by a family-friendly beach house. The property offers direct access to golden sand and rolling surf, as well as an enchanting outlook that extends across the ocean to Coolangatta, Burleigh Heads and Surfers Paradise. The home's facade, with its grey weatherboard and white trims, is a subtle nod to the Hamptons. This style continues across the inviting interior, elevated by white timber floors, chic plantation shutters and banks of glazing that encourage natural light. Upstairs are four spacious bedrooms, including the oversized, light-filled master retreat where you can watch the sunrise over the ocean from the comfort of bed or the built-in spa bath. Conveniently located on the ground floor is a fifth bedroom or potential home office. The spacious open-plan living, dining and kitchen zone integrates seamlessly with the beachfront alfresco area, where bifold doors can be opened for gentle sea breezes or closed to protect from the elements while dining and entertaining. Children and pets will relish a lush, flat lawn in the secure rear yard. It also offers private, gated beach access, along with an outdoor shower where you can wash away the sand and saltwater after a swim or surf. The well-constructed home could be settled into as is or personalised by a new owner through a cosmetic refresh. The property also presents an enticing upside opportunity for those in search of a prime corner position to build a luxury new residence.

**The Highlights:**

- Well-presented, double-storey beach house atop prime corner block
- East-facing with direct ocean views stretching along the coastline Coolangatta, Burleigh Heads and Surfers Paradise
- Absolute beachfront offering in blue-chip coastal locale
- Beachfront yard with direct, gated beach access, flat lawn, mature trees and outdoor shower
- Alfresco dining with direct ocean outlook, built-in bench seat, bifold doors and windows to protect from elements
- Hamptons-inspired facade with grey weatherboard and white accents
- White timber floors and plantation shutters throughout
- Open living, dining and kitchen zone with bifold doors to alfresco
- Kitchen features Ilve oven and gas cooktop, Neff combi oven, integrated AEG dishwasher; sink with ZipTap; central island with storage and seating; stone benchtops
- Oversized master suite with ocean view, walk-in robe and ensuite with spa bath, shower, dual vanity and toilet
- Three additional bedrooms with built-in robes; one further ground-floor bedroom or home office
- One main bathroom on each level featuring a shower, single vanity and toilet
- Ensuite and both bathrooms have floor-to-ceiling tiles
- Large laundry with sink, abundance of storage and access to external drying court
- Double garage with epoxy flooring and storage
- Paradox alarm system; Aiphone intercom
- Ducted air-conditioning and ceiling fans throughout

**The Outgoings:**

- Council Rates: \$18,775.78 per annum approximately
- Water Rates: \$1,107.56 per annum approximately (excluding usage)

Jefferson Lane is the principal and absolute beachfront street in Palm Beach, a popular coastal suburb favoured for its relaxed village lifestyle and popular amenities. Liquid Things offers a convenient coffee stop just metres from the doorstep, while popular eateries, including The Collective and Balboa Italian are 1km away. Burleigh Heads' lifestyle precinct is 3.5km. Tallebudgera Creek is within 2km, while a choice of the Gold Coast's best surfing beaches are within an easy drive. The address sits in the catchment for Palm Beach State School and Palm Beach Currumbin State High School. The Gold Coast Highway is nearby for convenient local travel, while Gold Coast Airport is 7.8km for national and international trips. Secure a rare corner property on a blue-chip, absolute beachfront street – contact Troy Dowker 0409 057 087. 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.