

3/11 Fifteenth Avenue, Palm Beach, Qld 4221



Unit For Sale

Friday, 10 May 2024

3/11 Fifteenth Avenue, Palm Beach, Qld 4221

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



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AUCTION

Time is of the essence! The owners have already committed to another property and are in urgent need of a sale within the next two weeks. Special Incentive for Cash Buyers: Those ready to purchase with cash will find themselves at a distinct advantage. However, the owners are open to all genuine, qualified offers. One of only three units in the complex sitting on 405sqm of land, this 77sqm unit enjoys greater than normal land-value benefits and low body corporate contributions. This is your golden opportunity to own a slice of paradise with this beautifully renovated 2-bedroom, 1-bathroom unit that has a fabulous separate laundry room downstairs that is perfect for storing your surfboards as well. - Just Across the Road from the Beach: Start your mornings with a serene walk along the shore or rip right into an energising surf. - Convenience at Your Doorstep: With public transport, schools, shops, and a vibrant dining precinct nearby, everything you need is within easy reach. - Cost-Efficient Living: Enjoy the benefits of very low body corporate fees. - Exclusive Parking: with your own dedicated carport space. - Council Rates: \$2,044 pa approx - Water Rates: \$1,600 pa approx - Body Corporate: \$50 p/w approx - Rental Appraisal: \$690 - \$730 pw Don't let this opportunity slip through your fingers. Contact us today to make this dream home yours! 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.