

**3/38 Murlong Crescent, Palm Beach, Qld 4221**



**Apartment For Sale**

Friday, 12 April 2024

3/38 Murlong Crescent, Palm Beach, Qld 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Auction

Don't just dream about a carefree coastal lifestyle – make it a reality with this charming, low-maintenance apartment. Perched directly opposite Tallebudgera Creek and Murlong Park and capturing never-to-be-built-out views, these sparkling water vistas follow you into the open plan kitchen, living and dining zone. A light-filled space to cook or relax, the kitchen shines with near-new appliances and ample storage, while the lounge area opens onto an alfresco balcony. Oversized and overlooking parklands and pristine waterways, it's an enviable spot to entertain, capture cool sea breezes or watch aquatic fun unfold on the creek. Occupying a top floor location and spanning 111m<sup>2</sup>, it also features two bedrooms with built-in robes and a combined bathroom/laundry. Additionally, a multi-purpose space with built-in storage presents enticing potential to be reconfigured back to a third bedroom. Cheerful, cosy and easy-care, this unit is full of possibilities. Make it your home sweet home and reclaim more time in your life to do the things you love, or use it as a robust investment, capitalising on this high-demand coastal location. Either way, you'll win.

**The Highlights:**

- Cheerful, easy-care apartment in a dream coastal location, directly opposite popular Tallebudgera Creek and Murlong Park
- Top floor position in a cosy complex, capturing sensational sea breezes and never-to-be-built-out Talle Creek views
- Stylish kitchen includes an island bench, near new appliances and ample storage
- Light, bright lounge room framed by idyllic coastal views, opens onto an alfresco balcony
- Open plan multi-purpose space with built-in storage and desk – could be reconfigured as a bedroom
- Two bedrooms with built-in robes
- Bright and airy combined bathroom and laundry
- Generously sized balcony offers uninterrupted water and park panoramas
- Garage parking for one car
- Air-conditioning and ceiling fans
- Flexible floorplan, offering the versatility to be transformed back to a three bedroom unit
- Supremely low-maintenance, which equals more time to enjoy the delights of this coastal location

Situated directly opposite the calm and clear Tallebudgera Creek, this aquatic playground promises endless fun. Swim, SUP or fish, or use the boat ramp to cruise the waterways. Swap still waters for waves at nearby Tallebudgera Beach, where you can also stop in at the Surf Life Saving Club for a cheerful meal. Local cafes, world-class sporting amenities and pristine parks are also on your doorstep, or it's approx. 3km to sample Burleigh's cosmopolitan cuisine scene. Need to travel? The Gold Coast International and Domestic Airport is approx. 14km away. Contact Debora Sutton on 0433 252 189 today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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