

3/4 Twenty Eighth Avenue, Palm Beach, Qld 4221

— **Coastal**

Sold Townhouse

Saturday, 17 February 2024

3/4 Twenty Eighth Avenue, Palm Beach, Qld 4221

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Guy Powell

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\$1,675,000

View By Appointment. Epitomising contemporary excellence, this near new four-level freestanding villa is a celebration of sunshine, soul and epic coastal style. Infused with light-filled interiors, imported Italian tiling, bold brushed brass fixtures and high ceilings, it's a flawless turn-key home worthy of its Palm Beach location. One of just three properties in a boutique complex that's approx. 150m from the beach, it's designed to complement the desire for an unrivalled lifestyle. Whether you're seeking a low maintenance, yet luxurious lock-and-leave residence or a modern beach house that's made for entertaining, this will meet your every need. An open plan kitchen, living and dining zone feature on the first floor, bathed in beautiful natural light. Anchoring this space is the stunning kitchen with stone benches and superior appliances, with an adjacent balcony the perfect spot for your morning coffee. There's ample room to unplug and unwind here or treat yourself to the ultimate relaxation zone - a 25sqm private rooftop terrace with newly built-in BBQ area. Also doubling as a sublime alfresco area to host guests, gather here with loved ones to soak up cool sea breezes and epic sunsets. Three bedrooms and two bathrooms grace the second level, including a master suite sanctuary with custom cabinetry, walk-in robe and a luxe, light and bright ensuite. The remaining bedrooms are spacious and appointed with built-in robes, complemented by the modern bathroom with a freestanding bath. Prestigiously placed in a popular north Palm Beach pocket, relish being a leisurely stroll from local surf beaches and Tallebudgera Creek. An idyllic aquatic paradise, this will soon become your favourite spot to swim, picnic, kayak or fish. Get your caffeine fix at Espresso Motto, wander over to the Tallebudgera Surf Club for a drink with mates or a meal with the family plus make the most of being a five-minute drive from Burleigh Pavilion and the James St cuisine scene. All you need to do is bring your desire for a life well lived! Arrange your inspection today!

Property Features:

- Three bedrooms, two and a half bathrooms with secure two car garage
- Brand new four-level freestanding villa approx. 150m stroll from the beach
- One of just three contemporary, turn-key properties in a boutique Palm Beach complex
- Impeccably presented, with interiors that epitomise sunshine, soul and epic coastal style
- Open plan kitchen, living and dining zone with separate powder room occupies the first floor, with high ceilings, panelled feature wall and an abundance of natural light
- Kitchen with stone benches, Smeg induction cooktop and oven, semi-integrated Bosch dishwasher, brushed brass tapware and handles, plus opens to a balcony
- Master bedroom with custom cabinetry, panelled feature wall, walk-in robe with barn-door and a luxe, light-filled ensuite
- Remaining two bedrooms with built-in robes, serviced by a modern bathroom with full-height tiling, brushed brass tapware, freestanding bath
- Spiral stairs to an enviable 25sqm private rooftop terrace with newly added built in BBQ area, perfect for relaxation and entertaining
- Oversized double garage with plenty of room to store boards, bikes, tools and more
- Imported Italian tiles in all wet areas and outdoor alfresco zones
- Powder room, laundry, 6.6kW solar, outdoor shower and private wraparound courtyard
- Pet friendly and gated complex, offering a luxury lock-and-leave lifestyle
- Unrivalled location - 150m to the golden sands of Palm Beach, walk to cafes, beaches, surf club and just 5 mins from Burleigh

Property Specifics:

- Council Rates: \$1,169.99* half yearly
- Water Rates: \$376.52* per quarter
- Shared Insurance: \$1,426.09* yearly
- Rental Appraisal: \$1,300 - \$1,400* per week*

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