

35 First Avenue, Palm Beach, Qld 4221



Sold House

Monday, 23 October 2023

35 First Avenue, Palm Beach, Qld 4221

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Leanne Frohmuller
0755344033



Rob Cinelli
0755344033

\$1,650,000

Auction Location: on Site The sellers accepted an offer prior to auction, so this property is now sold. We regret any inconvenience caused to anyone. For more information, please contact the Agents. Embrace the coastal lifestyle. We're thrilled to present this charming original ownership, original condition, 2-storey brick and tile residence perfectly located in a highly sought-after location that offers a tantalising blend of convenience and opportunity. Step inside to envisage the endless possibilities, as the ideal canvass to add your personal touch, or dream bigger to create your visionary modern masterpiece. Or even knock up two houses on the site, if you're that way inclined, subject to approvals, of course. Built strong, circa 1978 with double brick structure downstairs, this residence exudes timeless fascination and endurance. With only a few blemishes here and there, renovating to a high standard will be satisfying and rewarding for you. Leave your car behind. The sun, pristine beaches and surf, cool cafes, bars & restaurants, bustling shops, lush parks, and top-rated schools are all right at your doorstep - 2-storey brick and tile beauty - Original condition - a blank canvas awaits your imagination - Bathroom on each level - 2 living areas upstairs and a large rumpus room downstairs - Solar hot water system - 506m² level block of land, zoned RD4 for medium density residential, suitable for duplexes (subject to approvals) - Garden shed - Outdoor Space - spacious north-facing backyard, perfect for gardening, entertaining, adding a pool or simply enjoying the sunshine your way - Great Location - coastal living at its finest, ensuring you have everything you need within easy reach, in a family-friendly environment - Education is a priority - this home is within the Palm Beach Currumbin High School catchment area and other quality schools, so the kids can ride their bikes to school, or drop-offs and pick-ups will be a breeze - Rent Appraisal: \$850pw - \$900pw approx. - Council Rates: \$3,200pa approx. - Water Rates: \$1,145pa approx. (based on previous occupant usage) Whether you're looking for a home to renovate, redevelop or an investment opportunity, this property offers endless potential, so don't miss this rare opportunity. Sellers need it SOLD at auction, so act quickly. Contact us today.... 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.