

# 4/1282 Gold Coast Highway, Palm Beach, Qld 4221

## Unit For Sale

Wednesday, 24 April 2024

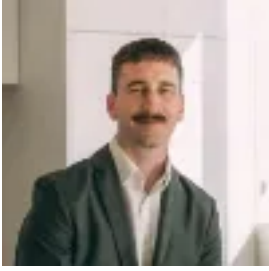
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Hamilton

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## Contact Agent

If you are a first home buyer, young family or investor looking to secure your own piece of the enviable Palm Beach lifestyle, look no further than Palm Beach Villas. Not only does this sleek townhouse offer all the comforts of home but it is also a stones-throw from the beach. As this an end-unit, this townhouse offers extra outdoor space for entertaining and secure storage perfect for surfboards, paddleboards and bicycles. Located at the western corner of the complex, this townhouse enjoys a quiet position. The first level of this townhouse offers:- Fully renovated kitchen with dishwasher- Modern Kenbrock 5mm thick PVC modular flooring- Bright lounge room & living area with plantation shutters- Separate laundry- Separate toilet- Generous 25m<sup>2</sup> outdoor entertaining deck (Merbau hardwood timber) with Bondor insulated patio covering (Council approved and marine grade)- Plenty of storage On the second level you will find:- Main bedroom with ceiling fan, walk-in-robe and air conditioning as well as access to main bathroom- Second bedroom with ceiling fan, built-in-robe, plantation shutters and air conditioning- Modern two-way main bathroom with plantation shutters and access from main bedroom- Separate toilet About the townhouse & complex:- Small complex of 8 units on a 1238m<sup>2</sup> medium density parcel- Body corporate around \$40pw with a healthy sinking fund and well maintained common areas- Recent council rates approximately \$1,034 half yearly (Investment property rate)- Only a 125m walk to our well known beaches- 3 cafes within 400 meters walk- Cafes, restaurants, groceries, medical services and nightlife of Palm Beach CBD all less than 15 minutes walk- Easy access to M1 Motorway- Public transport at your doorstep- Easy access to local primary and secondary schools and in sought after catchment for PBC High School This property is currently rented for \$610 per week. Reach out to register your interest today.-----\*DisclaimerThe above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.