

# 4/4 Rolan Court, Palm Beach, Qld 4221



## Sold Unit

Thursday, 7 March 2024

4/4 Rolan Court, Palm Beach, Qld 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 73 m2**

**Type: Unit**



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**\$715,000**

Here's a warm and inviting apartment with a modern chic style to lift your mood and calm your senses. The home has been upgraded with a knock-out bathroom and painted brick feature walls. It has a lovely private and leafy outlook that will keep you cool in even the hottest of days. Located in a wonderfully quiet cul-de-sac, within an easy stroll to the beach, it's a small scheme of just 15 units on a large 1,621sqm parcel of land, and the \$57pw (approx.) strata fees are very reasonable. This charming unit will suit first home buyers, small families, and investors alike. - Two good sized bedrooms- Updated kitchen- Captivating bathroom - Tandem garage is large enough for extra storage or be used as a multi-purpose room- Brick feature walls and faux-timber flooring- Air conditioning- BC Fees: \$57pw approx.- Rent Potential: \$650pw- Council Rates: TBA- Water Rates: \$326.00pq (approx) All the hard work has been done here, so you can just start enjoying all the benefits it offers. Come along for a viewing or call for more information. 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.