

**4 Tahiti Avenue, Palm Beach, Qld 4221**



**House For Sale**

Thursday, 11 January 2024

4 Tahiti Avenue, Palm Beach, Qld 4221

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 506 m2**

**Type: House**



Leanne Frohmuller  
0755344033



Rob Cinelli  
0755344033

## Auction

Auction Location: LJ Hooker Currumbin Waters Office - 11 Bienvenue Drive Take a closer look at this duplex pair and you'll see how great this opportunity can be for you. Enjoying a sunny northerly aspect on a corner position of a 506sqm level block, this has opportunity written all over it. Add it to your investment portfolio as is and enjoy the income for years to come. Or add value to it by doing some strategic improvements to it for a better rent return, or fully redevelop the site into some modern masterpieces. Whichever strategy you choose, you're on a long-term winner here because rental properties in this area continue to be in high demand. - Zoned MDR3 for 2 story/9m building height redevelopment (relaxations may be possible)- 6 bedrooms in total (2 x 3 bedroom dwellings)- 3 bathrooms in total (1 x 2 bathrooms; 1 x 1 bathroom)- \$67,600 per annum combined rental income (\$750pw + \$550pw)- Leases expire June 2024 and Sept 2024- Rent potential: \$800pw + \$650pw respectively (\$75,400 per annual potentially)- Not strata titled, so only one council rates notice issued for the property- Separately water metered for each unit, but only water rates notice issued for the whole property- Within the Palm Beach Currumbin High School catchment - Close to the beach, shops, parks, sports clubs, schools and so much more. A strong property portfolio is a secure future. Secure your future here. The time to act is now. The owners need it sold by 7th February. Contact us for more information or come along to our scheduled viewings. 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.