

# 6/1444 Gold Coast Highway, Palm Beach, Qld 4221

## Sold Unit

Friday, 6 October 2023

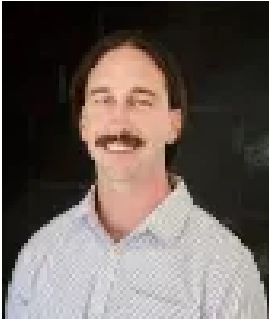
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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Hamilton  
0755599600

**\$350,000**

Here is your opportunity to secure a piece of the coveted Palm Beach lifestyle. This studio apartment will appeal to those looking to break into the market as well as astute investors looking to expand their portfolio. With a strong rental return, low outgoing costs and located within walking distance to sandy beaches and the ever popular Tallebudgera Creek, this property won't last long.- Open plan layout- Separate bathroom- Air-conditioning- Ceiling fan- Secure carpark- Body corp levies approximately \$44.50pw- Sinking fund over \$119,000 as of 27/09/23- Recent council rates \$1303.72 before discount- Recent water rates \$297.23 per quarter- Tenanted at \$350pw- Complex of only 28 on 1358m2 medium density block- 2-minute walk to the beach- 5-minute walk to a range of popular cafes and restaurants- 8-minute drive to The Pines shopping centre- 10-minute drive to Burleigh Heads- 12-minute drive to Gold Coast International Airport