

**6/22 Magnoli Circuit, Palm Beach, Qld 4221**



**Sold Villa**

Friday, 1 September 2023

6/22 Magnoli Circuit, Palm Beach, Qld 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: Villa**

**Range: \$1,110,000 - \$1,290,000**

The time is NOW, TO BUY this luxurious 3 Bedroom Villa in the beautiful and prestigious beachside suburb of Palm Beach. Positioned less than 200 meters from the golden sands of Palm Beach's long stretch of surf beach. The Villa is ideal for those who don't want to live in a unit, and want independent Beachside living. The appeal for investors is very significant for those wanting to get into the Palm Beach market and position themselves for the future price hikes resulting from the completion of the light rail and the upcoming 2032 Olympics. Palm Beach is ultimately the Gold Coast's "Go To" suburb, with a fantastic beach and surf Vibe, upmarket restaurant and Cafe scene, whilst still retaining its laidback feel. The Villa commands a perfectly positioned north facing aspect to catch the natural sun light and take in the afternoon cooling sea breeze. Entry is via a white picket fenced grassed courtyard to the ground floor living area or via the double garage. Greeting you is a large galley style kitchen bursting with the latest upmarket appliances, oodles of storage space and finished with marble benchtops. The white herring boned styled tiles are laid throughout the lower floor. The large combined dining and living area is complemented by an adjoining open plan study, which can be utilised to expand the generous sized lounge area. Included in the downstairs living is a private powder room, essential for today's guest entertaining. Upstairs we have a large master bedroom with private ensuite, separate main bathroom and 2 adjoining bedrooms. All with abundant natural light and airflow. Additionally there is a sensational open air tiled balcony, fitted with an extending/retracting awning for you to ensure maximum utilisation of this private area. This is a true multi purpose area. Presented in pristine order, in the first instance. call Glen to arrange a private inspection on 0400017994. DONT MISS THIS OPPORTUNITY