

**602/16-18 Seventh Avenue, Palm Beach, Qld 4221**

PEZET.MATHESON.

## **Apartment For Sale**

Friday, 19 January 2024

602/16-18 Seventh Avenue, Palm Beach, Qld 4221

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 106 m2**

**Type: Apartment**



Chez Fraser

0413128090

## OFFERS OVER \$1.2

602/16-18 SEVENTH AVENUE, PALM BEACH Positioned in the heart of Palm Beach, the most desirable address. Apartment 602, minutes to beach and restaurants and the village that is Palm Beach captures the very best of coastal living. This sophisticated designed apartment boasts two bedrooms and further study room with open plan living opening to a north facing balcony with views to Burleigh Headlands, ocean and beyond. Positioned between two of Australia's most beautiful natural estuaries - Tallebudgera Creek and Currumbin Estuary, with restaurants, cafes and some of the world's best patrolled beaches only moments from your door. Sea Palm Beach has a reputation of being one of the suburbs most sought after residential buildings. Key features include: • 106 SQM - (96sqm internal & 10sqm balcony) • 2 secure car spaces, plus storage cage • Open plan layout, capturing stunning ocean views • Large study • Beautiful cooks kitchen with Bosch appliances and induction cook top • Fully integrated dishwasher • Stone benchtops • Ducted air-conditioning • Enclosed laundry • Power and water to balcony • Secure video intercom access • Currently tenanted till March, 2024 \$820pw • Built 2020, new building only 3 years old • Building facilities include elegant entry with secure video intercom, 2 x whisper-quiet lifts, exclusive residents' activity & relaxation retreat including heated lap pool, rec room, yoga deck and BBQ facilities. • Pets - Allowed with Body Corporate approval • Low Body Corp \$126pw approx. • Council Rates \$2,580 pa • Water Rates \$1,300 pa Close to schools, shopping centres, M1 and the Gold Coast International Airport, this exceptional apartment offers an enviable beachside lifestyle in the heart of Palm Beach.