

**62 Twenty Sixth Avenue, Palm Beach, Qld 4221**



**House For Sale**

Monday, 20 May 2024

62 Twenty Sixth Avenue, Palm Beach, Qld 4221

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



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## Auction

Freshly completed in December 2023, this elegant, modern coastal residence presents a turn-key lifestyle opportunity in a sought-after beachside pocket. Taking centre stage atop a manicured 736m<sup>2</sup>\* parcel, the two-level home boasts an on-trend neutral facade complemented by Knotwood timber battens, lush greenery and a soaring arched entryway. The home, dubbed 'Tove', was flawlessly delivered by HNKN, who built 'Dahlia Estate', the unique hinterland masterpiece that set the suburb price record for Tallebudgera Valley in December of 2023. Banks of glazing and sets of louvre windows feature heavily throughout the interior, drawing in natural light and refreshing breezes. Meanwhile, a soothing organic colour palette plays out across sophisticated concrete, engineered timber and brushed brass finishes and fixtures. Three spacious upper-level bedrooms, including the deluxe master suite, are serviced by a family room with an adjoining balcony from which bushland views can be enjoyed. On the lower level, the study is accompanied by one additional bedroom with an ensuite. Top-tier appliances facilitate gourmet meals in the contemporary kitchen, while cavity sliders blur the line between indoor and outdoor entertaining spaces. In the warmer months, the sparkling swimming pool, sundeck and alfresco area with outdoor kitchen are guaranteed to be popular. Lush gardens elevate the property's aesthetic appeal, while swathes of secure, flat lawn are a considerate addition for children and pets. This enviable coastal location invites you to leave the car at home and walk to patrolled beaches, Tallebudgera Creek and popular eateries.

**The Highlights:**

- Contemporary coastal, double-storey house completed December 2023
- Manicured 736m<sup>2</sup>\* block with lush gardens and flat lawns
- Popular coastal locale within walking distance of beaches and amenities
- 1.6m-deep swimming pool surrounded by sundeck and established gardens; outdoor shower
- Alfresco entertaining area with outdoor kitchen featuring BeefEater BBQ and Franke sink; Knotwood timber arbour on west side of property
- White render facade adorned with concrete, timber battens and plants
- Concrete and engineered timber flooring, carpet, brushed-brass fixtures, timber-look cabinetry, high ceilings, energy efficient glazing plus louveres throughout; LED strip lighting to kitchen and all bathrooms; 3m ceiling on lower level, 2.7m ceilings on top level
- Kitchen features Ilve appliances, including dual ovens, cooktop, integrated dishwasher and double-door fridge and freezer; double Franke sink; island with storage and seating
- Butler's pantry with integrated Ilve microwave and Fisher & Paykel dishwasher drawer, Franke sink and ample storage
- Master bedroom has walk-in robe, ensuite with built-in bath, walk-in shower with dual rain and hand-held heads, dual vanity and private toilet
- Three additional bedrooms, all with built-in robes; one holds a convenient ground-floor position and has an ensuite
- One main bathroom to each level
- Each ensuite and bathroom features floor-to-ceiling tiles, VJ panels and floating timber-look vanities
- Upper-level family room with built-in cabinetry and access to a balcony with bushland views
- Study features built-in desk and timber-look cabinetry; pool view
- Laundry with Franke sink and access to external drying court
- Oversized double garage with epoxy floors, storage space and built-in work bench
- Large storage space behind secure roller door
- Fully-fenced property with gated vehicle and pedestrian access; remote-controlled gate and garage door
- External security camera; Hikvision intercom
- Ducted, zoned air-conditioning with AirTouch control panel; ceiling fans throughout
- Planter boxes with irrigation

**The Outgoings:**

Council Rates: \$3,313.44 per annum approximately  
Water Rates: \$1,107.16 per annum approximately (excluding usage)

Palm Beach is highly sought-after for its relaxed coastal ambience and vibrant amenities. Golden sand and rolling surf is within an 800m stroll, while Custard Canteen and a patrolled stretch of Tallebudgera Creek are 1.1km away. A short drive opens up popular local dining options, including Balboa Italian and The Collective, while the boutique stores, eclectic eateries and nightlife options of Burleigh Heads are 2.5km. The property sits in the catchment for Palm Beach State School and Palm Beach Currumbin State High School. Proximity to the Gold Coast Highway and convenient public transport options facilitate easy travel north to the heart of the city or south to Gold Coast Airport and a host of renowned surf breaks. Secure a contemporary new-build in a coveted coastal pocket – contact James Roberts 0432 839 485 or Troy Dowker 0409 057 087. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.