

7 Third Avenue, Palm Beach, Qld 4221



Sold Block Of Units

Tuesday, 21 November 2023

7 Third Avenue, Palm Beach, Qld 4221

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 443 m2

Type: Block Of Units



Steven King



James Crawford
0423601063

Contact agent

Expressions of Interest closing Thursday 9th November at 4pm (AEST) Consisting a freehold residential apartment complex, this well positioned holding offers a superb investment opportunity in the heart of thriving Palm Beach. Comprising 3 fully tenanted apartments, all conservatively rented, the opportunity exists for investors to capitalise either by holding as-is, renovating or strata-titling to sell as individual units (subject to council approval). Conveniently located 150m* from the beach, within 100m* of the Coles anchored Pavilions Shopping Centre and surrounded by world class restaurants and cafes, this is an outstanding opportunity to acquire multiple dwellings in a high growth area. Investment highlights include:- 3 x two-bedroom apartments - Fully leased at conservative under market current rental rates - \$73,320pa* current holding income- Opportunity to renovate to maximise returns- All apartment configurations offer single bathroom, open kitchen, and a combined dining / living area, plus a courtyard within the rear unit- 443m²* landholding - Onsite parking for 3 cars- Medium Density Residential Zoning- Premium residential area with a median house price of \$1,550,000* and median unit price of \$850,000* as of September 2023 (Source: Realestate.com.au)- Positioned very close to Palm Beach's vibrant dining scene offering an array of world class cafes and restaurants - Within 150m* of beach and 100m* of Coles Supermarket (Pavilions Shopping Centre) - Easy Access to transport links including the M1 (5min) and Gold Coast Airport (12min)- Lot 157 on RP31999 Palm Beach is fast becoming the most progressive suburb on the Gold Coast, renowned for its relaxed coastal lifestyle, thriving community, world-class beaches, local establishments and laid-back vibe. Palm Beach offers the perfect balance between beachside tranquillity and urban convenience while being far enough from the frantic pace of other Gold Coast tourist meccas. The prime location of this opportunity ensures that everything you need is within walking distance. For further Contact exclusive agents James Crawford 0423 601 063 or Steven King 0417 789 599.*Approximately Disclaimer: Colliers does not guarantee, warrant or represent that the information contained in the advertising and marketing document is correct. Any interested parties should conduct their own due diligence/ make their own enquiries as to the accuracy of the information that has been represented.