

# 8/10 Twenty First Avenue, Palm Beach, Qld 4221

## Sold Unit

Friday, 1 December 2023

8/10 Twenty First Avenue, Palm Beach, Qld 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sam Westaway  
0755340300



Blake Penhey  
0755340300

**\$760,000**

Promising the laid-back lifestyle synonymous with Palm Beach, this easy-care two bedroom villa claims a superb position in the gated 'Palm Garden Villas' complex. Enjoy the flexibility of two separate courtyards and the contemporary style of the modern kitchen and bathroom. Ideal for downsizers or investors, it's just a stroll to the beach, shops and cafes. - Envidable location in a tightly-held enclave just a stone's throw to the surf- Open plan living and dining room features air-con and courtyard outlook- Modern kitchen offers wrap-around stone benchtop- Enjoy a choice of two generous, low-maintenance paved courtyards- Main bedroom offers air-con, fan, built-ins and easy care tiles- Good sized second bedroom offers built-in robe plus ceiling fan- Stylishly renovated bathroom with stone vanity and walk-in shower - Security screens throughout, lock-up garage/laundry with internal access- Close to public transport, short cycle to Tallebudgera Creek or local cafes- Easy access to restaurants, Palm Beach State School, Mallowa Sports Complex- Council Rates: \$3,087.44 per annum. Waters Rates: \$1,467.36 per annum.- Rental Appraisal: \$700-\$750 per week- Currently Leased for \$500 per week until 8 January 2024 - Body Corporate Fee - \$53.85 per week