

2/2 Magnoli Circuit, Palm Beach, QLD, 4221

BLACK & WHITE
ESTATE AGENTS

Leased Duplex

Friday, 16 August 2024

2/2 Magnoli Circuit, Palm Beach, QLD, 4221

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex

CONTEMPORARY FAMILY LIVING

Beautifully presented and impeccably maintained this outstanding duplex in the Magnoli Circuit estate is just waiting for you to call it home. This property gives you space, style and location making it perfect for anyone wanting the best that Palm Beach has to offer.

Poised less than 250m from the golden sands of one of Queensland's hottest suburbs this gorgeous home is a superb opportunity and a must see for those looking to settle.

The ground floor offers large open plan living with formal and informal lounge areas and a spacious dining area that leads through to the nicely appointed kitchen with stone bench tops, mirrored splash backs.

Open the sliding doors to find your private courtyard with it's established and beautifully maintained gardens. This area also benefits from a remote control canopy that offers both shade and additional privacy.

The lower floor also provides a powder room, large laundry and remote control double carport.

Ascend the staircase to find 3 bedrooms and the family bathroom. The master suite has walk thru robes and en-suite bathroom with separate shower and double vanity.

Bedrooms 2 and 3 both have large built in mirrored wardrobes and the family bathroom has a separate bath and shower.

The property also falls within the coveted Palm Beach Currumbin High School catchment zone and sits only a short walk to Palm Beach Primary.

Features include;

- ☑ 3 bedrooms
- ☑ 1 en-suite
- ☑ Deluxe kitchen with stone bench tops
- ☑ Large multi-function living area
- ☑ Powder room
- ☑ Double remote carport
- ☑ Well appointed laundry
- ☑ Gas hob
- ☑ Ducted Air Conditioning throughout
- ☑ Crimsafe screens
- ☑ Private courtyard
- ☑ Beautiful gardens
- ☑ 3 toilets

Less than 200m from Palm Beach beaches

Close to the thriving social destinations offered by Palm Beach

One of South East QLD's most sought-after suburbs

Short drive to Gold Coast Airport (but away from the flight path)

Easy access to the M1 motorway

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.