

# 2/49 Magnoli Circuit, Palm Beach, QLD, 4221

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ESTATE AGENTS

## Sold Duplex

Friday, 16 August 2024

2/49 Magnoli Circuit, Palm Beach, QLD, 4221

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex**

## EVERYTHING YOU COULD WISH FOR

If your dream is to have a beautiful home, with space for all the family, impeccable style, functional outdoor living, a pool, and only a few moments from the ocean, this property is literally everything you could wish for.

Poised less than 200m 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 live or invest.

Prepare to experience a rare sense of opulence as you enter this coastal dream. High ceilings, large rooms, and bespoke finishes set this home apart and it eagerly awaits your inspection.

Sliding doors open to your spacious north-facing outdoor living area that just cries out for guests to be entertained. A fantastic gazebo, complete with remote control canopy offers total privacy, and protection when required. Travertine tiles pave the way to the glistening pool that's ready and waiting when you need to cool off with a quick dip, and there's even space for the kids to play on the lush lawn.

The large chef-inspired kitchen is a triumph in design with stone bench-tops, Bosch appliances, a 900mm gas hob and bronze mirrored splash-backs that further add to the sense of prestige you feel in this home.

The master bedroom boasts an ample walk-in robe and large en-suite bathroom with shower, free-standing bath, and double vanities, while bedrooms 2 and 3 benefit from built-in robes, and ceiling fans.

A clever use of space provides a study area in the upstairs landing make this the ideal setup for those looking to work from home, or indeed the growing family who needs that separate homework area.

A fourth bedroom on the ground floor, with a full bathroom just across the hall is ideal for guests, or potentially those family members who struggle with the stairs.

Other superb features include a double remote garage, full bathroom on the ground floor, built-in / walk-in robes, outdoor shower, and extra-large linen closet.

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;

- ☑ 4 bedrooms
- ☑ 3 bathrooms
- ☑ Large outdoor entertaining area
- ☑ Pool
- ☑ Double remote carport
- ☑ Well-appointed laundry
- ☑ Gas hob
- ☑ Ceiling fans
- ☑ Ducted and zoned Air Conditioning throughout
- ☑ Linen closet
- ☑ Private courtyard
- ☑ Study area
- ☑ Laundry
- ☑ Free-standing bath
- ☑ Outdoor shower

- ☒ Solar power
- ☒ Low maintenance gardens
- ☒ 3 toilets
- ☒ Shed
- ☒ 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

If you're looking for a home that has great use of space, a superb location and style in abundance, book your inspection now.

This stunning home is perfectly suited to couples, families or those looking for an investment opportunity in a suburb that is assured to appreciate.

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