

**2/1 Laguna Avenue, Palm Beach, Qld 4221**

Coastal

**Duplex/Semi-detached For Sale**

Wednesday, 26 June 2024

2/1 Laguna Avenue, Palm Beach, Qld 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Dan & Essie Moloney  
0755266999

## Auction

This stylish two-bedroom duplex is immaculately presented and positioned just 3 minutes from Palm Beach Parklands and Estuary. The convenience of having everything within walking distance makes this a great investment or place to live. As a holiday home, you can lock up and leave with little to no upkeep. A sunny and secure courtyard welcomes you to the property. A grassy space the kids and pets to safely play while you relax on the covered porch. The home is quaint, yet spacious, utilising its size to perfection. Featuring well-proportioned interiors that have recently been upgraded. The floating timber floors add warmth and character and are great for low maintenance coastal living. The living/dining and kitchen spaces are drenched in natural light, assisted by the high raked ceiling. With a real 'holiday feel', the home is bright and white and welcoming of sea breeze. The kitchen offers generous bench space, modern appliances, and plenty of storage. Both bedrooms are well sized, with built in robes, ceiling fans and plantation shutters. The owner has lovingly cared for and maintained the home to a very high standard. Highlight features include: - Two spacious bedrooms with built in robes - Modern kitchen, dishwasher, and electric cooktop - Generous living/dining spaces - filled with natural light - Well appointment bathroom with separate bathtub to shower - Ceiling fans in every room - air-conditioning in main living - Secure front courtyard, grassed area and manicured tropical gardens - Secure lock up garage - internal access - Security screens on all doors and windows - plantation shutters throughout - Newly insulated and freshly painted interiors - Rental appraisal Approx. \$800 - \$850 per week This is a thoughtfully presented property. Ready for you to move into and start living the barefoot lifestyle. Park the car and enjoy a level stroll to everything you need including the beach, shops, cafes, and restaurants. Currumbin State School and Palm Beach Currumbin High School are both within the catchment zone for this property. Call Dan and Es for more information on this golden opportunity. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. 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.