

**45 Waikiki Avenue, Palm Beach, QLD, 4221**

 Coastal

**House For Sale**

Wednesday, 14 August 2024

45 Waikiki Avenue, Palm Beach, QLD, 4221

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Palm Beach Oasis

Rich with potential and charm, this classic home is just as enticing as its southern Palm Beach location. Resting on a 506m<sup>2</sup> block within walking distance from the beach, its light and bright interiors offer comfort in their current state, or explore your options to modernise and make it your own. Enticingly, some of the hard work is already done for you. Outdoors, the backyard radiates a resort-style flair. Anchored by a large pool that sparkles in the sunshine, it includes an adjoining pavilion perfect for poolside cocktails. Alternatively, host guests beneath an alfresco area attached to the rear of the home or relax on the elevated deck. There's even an open-air yard to enjoy.

### Overview:

- Solid brick construction home in excellent condition, with potential to be reimagined to suit your modern-day style and needs.
- The split-level open plan design is enhanced with abundant natural light and polished timber floorboards.
- A generously sized kitchen with ample storage space and a breakfast bar connects with the dining area, before flowing outside via French doors.
- The living room is a haven of cosy comfort and includes access to the front balcony.
- Three spacious bedrooms are serviced by a functional bathroom with separate toilet.
- Fitted with security screens, ceiling fans and split system air-conditioning units.
- Lower level includes a double garage and laundry. Extra parking is available on the driveway, plus benefit from gated access to a carport.
- The best Palm Beach amenities are all close by. Stroll to the beach, ever-popular Palm Beach Parklands, Laguna Park and even Palm Beach-Currumbin High School.
- Also within walking distance you'll find Philippine Parade shops, cafes and services, Pavilions shopping precinct and The Pines Elanora.

This property, in a coveted beachside location, offers both an enviable opportunity for renovation, redevelopment or a robust rental return. Don't let this one slip like sand through your fingers. Arrange your inspection today!

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