

**Melaleuca Drive, Palm Beach, QLD, 4221**



**House For Sale**

Friday, 16 August 2024

Melaleuca Drive, Palm Beach, QLD, 4221

**Bedrooms: 7**

**Bathrooms: 7**

**Parkings: 4**

**Type: House**

## **Palm Beach – Blue Chip**

Hamptons Coastal Style @ 11 Melaleuca Drive Palm Beach.

Off-plan large extended family dual residence opportunity.

Exquisite Home - Exceptional Quality. Come home to opulence in this Hamptons-inspired coastal home.

Designed with the south-east Queensland climate and beach lifestyle in mind, this home will satisfy the most demanding buyers.

Surrounded by waterways and other homes of distinction, North Palm Beach offers an exclusive and enviable family lifestyle with easy convenient access to the Gold Coast's best amenities.

- Five star fit out
- Four large bedrooms in the main dwelling
- 2nd self-contained 2+1 bed residence
- Four bathrooms and guest powder room in main dwelling
- Two bathrooms in the granny flat
- State-of-the-art indoor kitchen and butler's pantry with premium appliances
- Exciting outdoor kitchen and entertaining zones
- Stone benches and timber cabinetry
- Stone and timber floors
- Full Wi-Fi home automation and security
- Double Garage, trailer/boat & bike storage for main dwelling
- Off-street parking for granny flat
- Multiple indoor and outdoor living areas
- Home office and media room
- Large format laundry room
- Lap pool & spa, lawn and fire pit entertaining
- Separate tool and workshop
- Ducted air conditioning throughout
- Full furniture package available

A rare and unique opportunity to secure a dream home is here right now. Don't delay.

Sale by conditional\* Expression of Interest over \$3.2m.

Estimated building completion date and buyer handover - late 2023

Contact agent for more information including EOI conditions.

### **COVID-19**

Please note all inspections will be held in accordance with the Chief Medical Officers advice and Covid-19 social distancing rules including limiting the number of people inside the house at any one time. Please respect this advice and be patient as we try to assist you.

We respectfully request the following attendees please contact us to make alternative viewing arrangements:

- Person (s) feeling unwell;
- Person (s) who have been in contact with a confirmed case of COVID-19 in the last 14 days

**Disclaimer:**

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.