

**10/1306 Gold Coast Highway, Palm Beach, QLD,  
4221**



**Sold Unit**

Friday, 16 August 2024

10/1306 Gold Coast Highway, Palm Beach, QLD, 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leanne Frohmuller  
0755344033

## **SOLD BY LEANNE FROHMULLER & ROB CINELLI**

Auction Location: LJH Office Currumbin

This light, airy and spacious unit, right across the road from the beach, just an easy level walk to the vibrant Palm Beach retail precinct, has plenty to offer.

This unit is all about location, livability and affordable lifestyle

The sellers want it sold ASAP, so they will remain open-minded to make that happen. There's a great opportunity waiting here for someone to snap up quickly.

- Two large bedrooms with ceiling fans and built-in robes
- Good size kitchen with good storage
- Bathroom combined with laundry
- Separate toilet
- 77sqm apartment with large living and dining area
- Ceiling fans, & LED lighting throughout
- Tiled throughout the living area for easy-care maintenance
- Sparkling swimming pool and lush garden surround
- Undercover security parking
- Only 24 units in security complex
- Walking distance to Palm Beach Primary School and within the Palm Beach Currumbin High School catchment
- Public transport out front
- Shops, cafés and entertainment precincts in both directions
- Currently tenanted until October 2024
- Current rent - \$520 per week
- Market rate - \$650 per week approximately (as is, or more if the unit is updated)
- Council Rates - \$2,000 per annum approximately
- Water rates - \$1,400 per annum approximately

This is savvy buying to suit First Home Buyers, singles, couples, small families and investors.  
Come see how happy you can be.

Easy to live in. Easy to rent out. Snap up this great investment before someone else does.

### Disclaimer:

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