

**2/11 Fifteenth Ave, Palm Beach, QLD, 4221**



**Sold Unit**

Friday, 16 August 2024

2/11 Fifteenth Ave, Palm Beach, QLD, 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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

Like a rare bird, this coastal unit is an exciting find!

Across the road from the pristine sands of Palm Beach, is this neat & cute unit offering the perfect blend of comfort and convenience.

A morning beach walk or surf before work is way too easy here and will become your norm. Enjoy the easy convenient access to the vibrant dining, bar, entertaining & retail hub of this fabulous community.

One of only three units in the complex sitting on 405sqm of land, this 69sqm unit enjoys greater than normal land-value benefits and low body corporate contributions.

The home is really neat and tidy, and unquestionably, very liveable as is. However, it's also an excellent opportunity to stamp your style all over it.

- Each room with built-in robes and ceiling fans
- Bathroom with all the essentials
- The kitchen is neat & tidy and works well with the living space
- Separate laundry with space to store surfboards or beach gear
- Ample opportunity to improve the home with your personal touches
- Just 200m from the cracking 15th Ave surf break
- Short stroll to local cafes, restaurants, and take away food
- Close to shops, bars, and the surf club for awesome waterfront dining & fun
- Within the Palm Beach Currumbin High School catchment and within 12 mins drive to the John Flynn private hospital
- Golf courses, parks, and creeks for all sorts of family activities are all within easy reach
- Public transport around the corner and only about 13 mins drive to the GC Airport
- Council Rates: \$2,400pa approx
- Water Rates: \$1,600pa approx
- Body Corporate: \$2,660pa approx. (\$51pw approx.)

Peaceful residence, holiday home, savvy investment; whatever your jam is, this rare bird is ripe for plucking.

What matters is, how quickly will you secure it?

### Disclaimer:

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