

**2/997 Gold Coast Hwy, Palm Beach, QLD, 4221**

**McGrath**

**Unit For Sale**

Friday, 16 August 2024

2/997 Gold Coast Hwy, Palm Beach, QLD, 4221

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## **Live the dream, walk to everything location**

Presenting an outstanding opportunity for astute investors to land bank for future development, this neat and tidy two bedroom apartment claims a premium position just a short stroll to the shores of Palm Beach. Featuring a sunny north facing aspect in small complex of just 8, it's position offers an easy walk to cafes, shops and restaurants.

- Highly sought after 1,012m<sup>2</sup> block on the eastern side of the GC Highway
- Two bedroom apartment in a small block of 8, with level entry from street
- Open plan living and dining area flows out to a sunny private balcony
- Neatly presented kitchen with granite splashback and electric cooking
- Both bedrooms features mirrored built-in robes plus ceiling fans
- Combined bathroom/laundry, air conditioning and fan to living area
- Parking for two small cars or one car plus bikes, boards and storage
- An independent valuation will happily be provided on request
- Low body corp fees (\$46/week), prime addition to an investment portfolio
- 200 mtr walk to beach access at Third Ave for beach and beachfront walkway
- 250 mtr to Coles in the Pavilions, level 5 min walk to Dune cafe & dog beach
- 670 mtr walk to Palm Beach Surf Club, 2 min bike ride to PBC High School
- Council Rates: \$4,169.66 per annum. Water Rates: \$1,180.52 per annum.
- Rental Appraisal: \$700-\$750 per week