

**2201/1328 Gold Coast Highway, Palm Beach, QLD,  
4221**



**Sold Unit**

Friday, 16 August 2024

2201/1328 Gold Coast Highway, Palm Beach, QLD, 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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

Magnoli apartments are known for their thoughtful and harmonious design blend of modest elegance and unrestrained convenience.

Thrive in the luxury of space that this three-bedroom coastal apartment provides. Enjoy 132m<sup>2</sup> of internal living plus its extensive additional 18m<sup>2</sup> of outdoor balcony satisfaction. Relax or entertain indoors or outdoors any time of the year, making the most of our fabulous Gold Coast seasons.

Check out the beach conditions at any time of the day to inspire a walk along the shore, a refreshing swim, or an invigorating surf. Too easy.

- Three well-appointed bedrooms provide comfort and privacy
- Two modern bathrooms, including an ensuite off the primary bedroom
- The living area seamlessly connects to the balcony for perfect indoor-outdoor living
- Air conditioning throughout the apartment ensures year-round comfort for all
- A beautifully equipped kitchen with stone benchtops, dishwasher, and ample storage.
- Two side-by-side car spaces, plus a handy storage cage
- The complex boasts an impressive 25-meter swimming pool—ideal for exercise or relaxation.
- Adjacent common room for group meetings or social gatherings.
- Perfect for hosting kid's birthday parties or enjoying time with friends and family.
- Across the road from the beach—step out and feel the sand between your toes!
- Public transport at your doorstep.
- Easy access to modern child care centres, schools, shopping centres, and retail hubs.
- Current Rent: \$950 per week
- Lease Expiry: 23 March 2025
- Water Rates: \$1,670 per annum approximately
- Council Rates: \$2,415 per annum approximately
- Strata Fees: \$117 per week approximately

The opportunity to experience the laid-back elegance of Palm Beach living is here now.

Let's chat!

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