

**2/59 Palm Ave, Surfers Paradise, QLD, 4217**



**Villa For Sale**

Friday, 30 August 2024

2/59 Palm Ave, Surfers Paradise, QLD, 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Russell Rollington

0755385777

## Amazing River Views Luxury Lifestyle Location Budds Beach Villa

La Casa Della Spiagga The Beach House Budds Beach.

La Casa Della Spiagga This light, bright and breezy Villa positioned on a wide street with amazing water views is the ultimate lifestyle Villa. Presented in immaculate condition, the property is ready to move in or rent out with high returns available. Featuring an entertainer's kitchen with Caesarstone bench tops, breakfast bar, large pantry and storage areas. The kitchen overlooks the lounge, living and dining areas with a versatile floor plan. There are 4 covered balconies all showcasing either water or city views.

Upstairs the property has timber flooring with a custom staircase and 3 well sized bedrooms. The master bedroom features a dual basin with bathtub ensuite. Outside the property features low maintenance gardens and relaxed outdoor entertaining areas leading off the covered balconies.

The inner Surfers Paradise suburb of Budds Beach offers the ultimate in relaxed Gold Coast living whether you enjoy morning coffees at Bumbles Cafe, a lunch time swim on the golden beaches of Surfers Paradise or an afternoon walk along the river and parks at Budds Beach.

- Auction on-site Sunday the 22nd of September at 11am (Unless Sold Prior)
- 3 Bedroom, 2.5 Bathroom, 2 Carpark River side Villa
- Rare Villa offering with amazing wide River view city views
- Ready to simply move in and enjoy (or renovate to taste)
- Affectionately named La Casa Della Spiagga The Beach House
- Kitchen with breakfast bar Caesarstone
- Downstairs laundry and powder room
- High ceiling, plantation shutters, pet friendly
- Custom staircase, timber flooring upstairs, shutters, blinds, ceiling fans
- Great storage throughout along with the storage under house for Kayaks, Fishing Rods, Snorkels
- Enjoy sitting on your balcony and watching all the exciting activity on the River and Riverside park and walkways
- Quiet residential area yet so close to the beach and central Surfers Paradise
- Estimated rental returns \$1,100 - \$1,300 per week
- Water \$276.07 per QTR Rates \$1,735.73 per Half Year Body Corporate \$2,335.00 per annum
- Amazing lifestyle location walk to Beach, River, centre of Surfers Paradise, light rail, best in shopping and dining

For more information please contact.

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Surfers Paradise First National

### STATEMENT TO CONSUMER

Pursuant to section 214(5)(b) or 216(5)(b) of the Property Occupations Act 2014 Act. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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