



## Palm Beach, 2/29 Twenty Third Avenue

### FAMILY FRIENDLY LUXURY LIVING

Located in a superb position at the northern end of Palm Beach, this luxury three bedroom, two level duplex has just been completed. Designed with maximum use of space, both levels offer quality fixtures and fittings throughout including fully ducted air conditioning, white plantation shutters, sheer curtains, beautiful timber flooring and carpet throughout and secure intercom access at front gate. The lower level has an open plan kitchen and living area which opens out to a covered entertaining deck overlooking a low maintenance landscaped garden and beautiful private pool. The upper level has a large study area plus three bedrooms and two bathrooms, both levels offer lots of natural light and great flow through of ocean breezes. Enjoy all that the Gold Coast has to offer. Walking distance to stretches of beautiful beaches, cafes, bars, restaurants, surf clubs and only minutes to Burleigh Heads. Easy access to the M1 & Gold Coast Airport.



#### For Lease

Please Call

#### View

[ljhooker.com.au/1SDGF47](http://ljhooker.com.au/1SDGF47)

#### Contact

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**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Features Include -

- Fully ducted and zoned air conditioning
- Kitchen has stainless steel appliances, dishwasher, large oven & stone benches
- Spacious open plan living area with timber floors
- Main bedroom has walk-in robe, en-suite with double vanity, balcony & ceiling fan
- Second & third bedrooms have built-ins, ceiling fans & third bedroom has balcony overlooking pool
- Large study area on upper level with built-in desk
- White plantations shutters, white sheer curtains & blackout blinds throughout
- Covered entertaining deck at rear overlooking garden & pool
- Main bathroom with rain head shower and separate toilet
- Downstairs has third toilet/powder room
- Large internal laundry
- Gated lockable yard
- Single lock up remote control garage with direct internal access to property
- Extra off street parking for 1 car
- Outdoor shower

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.



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## More About this Property

<b>Property ID</b>	ISDGF47
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Pool Dishwasher Built-in-Robes Remote Garage

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Plans shown are only indicative of layout. Dimensions are approximate.

2/29 Twenty Third Avenue,  
Palm Beach  
Internal: 170 m<sup>2</sup> | External: 22 m<sup>2</sup> | Approx Tot

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