



Palm Beach, 1/42 Third Avenue

SOLD BY KRISTY THATCHER & JASMINE CARR



Situated in the vibrant heart of Palm Beach, this single level duplex is a must inspect for those dreaming of beachside living. From foodie havens, cute cafes and boutique shopping to parklands and stunning beaches, this is a highly desirable locale and best part yet, all this and more is within walking distance.

This neat and tidy residence is ready to welcome you with open arms, boasting two well-proportioned bedrooms and a practical two-way bathroom with bath tub and separate shower. You will have to see it to believe it, the oversized lounge room clearly sets this duplex apart, whilst both the dining area and kitchen also provides ample room for a comfortable living environment.

For those who value outdoor living, the fully-fenced private front yard presents a great space for hosting delightful gatherings with family or friends.

For Sale

Offers Over \$899,000 - Under Contract

View

ljhooker.com.au/1U42F47

Contact

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(07) 5534 4033

Parking is never an issue, with a secure single garage plus an additional parking space for a second vehicle this home is as practical as it is charming. You will be happy to know, we are most certainly situated within the coveted Palm Beach Currumbin High School catchment whilst also conveniently located close by parks and public transport.

With its sunny northerly aspect and exceptional value, this property is poised to be the smart choice for those looking to enter the market or add to their portfolio.

With the golden sands practically on your doorstep and a lifestyle envied by many, this duplex invites you to embrace and indulge in the Palmy good life.

Act swiftly-those with cash and pre-approval will be at the head of the race for this one!

Additional Features:

- 2 Bedrooms with built in robes, ceiling fans and carpet
- Generous two way bathroom
- Air conditioning in the living room
- Ceiling fans throughout
- Crim safe style security screens
- Private yard with built in umbrella

Location Highlights:

- Only 450m level walk to the beach
- 600m to the popular eatery 'The Collective'
- 500m to Coles Supermarket

Relevant Information:

- Rental Appraisal \$800-850 per week
- Council Rates: \$1,403 (1 January 2025 to 30 June 2025)
- Strata Fees: \$1,204 per annum approx. (50% of shared annual building insurance policy)

Disclaimer:

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More About this Property

Property ID	1U42F47
Property Type	DuplexSemi-detached
Including	Air Conditioning Built-in-Robes Remote Garage

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