

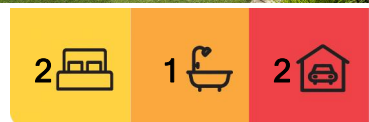
## Palm Beach, 1/42 Third Avenue

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/KG1HEZ](http://ljhooker.com.au/KG1HEZ)

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**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

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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:**

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>   | KG1HEZ  |
| <b>Property Type</b> | DuplexSemi-detached                                 |
| <b>Including</b>     | Air Conditioning<br>Built-in-Robes<br>Remote Garage |

### Kristy Thatcher 0434 398 954

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