

## Palm Beach, 18 Coolibah Drive

### Classic Family Living

Set in the only high hill section of Palm Beach, this brick and tile gem offers rare potential in a location that speaks for itself.

Brimming with possibilities, it's the perfect canvas for renovators, visionaries or families wanting space, comfort and future upside.

- \*3 spacious bedrooms, 2 bathrooms
- \*Two living rooms
- \*Single-level layout for easy, accessible living
- \*Expansive front and back yards-ideal for play, entertaining or gardening
- \*Ample off-street space for cars, boats, trailers and all the weekend toys
- \*Add extra levels to potentially capture ocean views
- \*Unique Palm Beach hill for non-flood zone reassurance
- \*Nestled in a quiet, family-friendly enclave, yet only moments to the beach, schools, local



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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# LJ Hooker

**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.

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

retail hubs, restaurants, cafes, sports fields and more.

Whether you're looking to renovate or rebuild, this property offers the rare mix of location, space and potential that's increasingly hard to find.

Don't miss this moment.

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.

## More About this Property

<b>Property ID</b>	1V2YF47
<b>Property Type</b>	House
<b>House Size</b>	193 m2
<b>Land Area</b>	756 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

**Leanne Frohmuller 0410 633 180**

Sales & Marketing Specialist | [leanne@ljhookersgc.com.au](mailto:leanne@ljhookersgc.com.au)

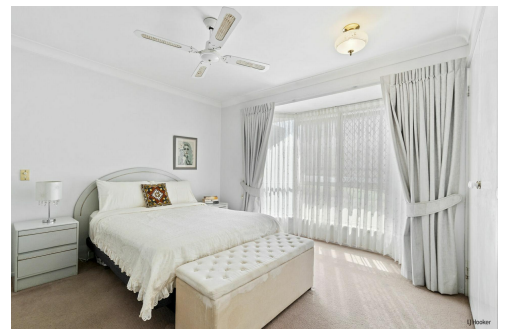
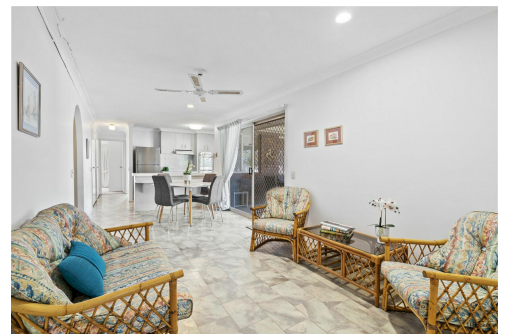
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18 Coolibah Dr,  
Palm Beach

**Property Features**

- 3 Bedrooms
- Family Room
- Covered Patio

**Property Totals**

- Internal: 146 m2::
- External: 47 m2 ::
- Approx Total: 193 m2 ::

2 x covered patios



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

