



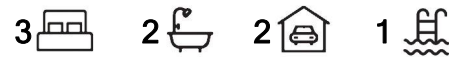
Palm Beach, 40 Coolibah Drive

SOLD BY MITCHELL WYNNE & LEE-ANNE KLAUS

Step into this freshly renovated 3 bedroom, 2 bathroom home on a 879m2 block, just a short 5 minutes from the beach. This property offers both security and convenience with its fully fenced yard and electric gate. There is plenty of room for the kids to play and a heap of space for the toys - caravan, cars or jet ski.

Enjoy the newly updated interiors, outdoor living area, and a refreshing pool that will make every day feel like a vacation. Additionally, there's a versatile multipurpose room for your convenience.

The spacious front yard invites your creativity and offers many options. Come and embrace the laid-back Palm Beach lifestyle, don't miss your chance to experience it for yourself!



For Sale

Contact Agent

View

ljhooker.com.au/1RH6F47

Contact

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LJ Hooker

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LJ Hooker Southern Gold Coast
(07) 5534 4033

Other fantastic property features include:

- 2 Inviting living spaces
- 3 Comfortable bedrooms - Main with en-suite
- Built-in wardrobes & fans
- Main bathroom with spa bath
- Stunning kitchen with dishwasher
- Air conditioning
- Outdoor living area
- Swimming pool
- Secure lock-up garage with easy, flat internal access and a carport
- Fully fenced yard
- Garage and carport
- Well-maintained, low maintenance gardens
- Extra storage space in the attic with pulldown ladder for convenience (approx 22sqm)
- Close proximity to beaches, public transport, and shops
- Rental appraisal approx. \$950 - \$1000 p/w
- Only a 15 minute drive to Gold Coast International Airport

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

Property ID	1RH6F47
Property Type	House
House Size	293 m ²
Land Area	879 m ²
Including	Ensuite Air Conditioning Toilets (2) Pool Built-in-Robes Secure Parking Liveability

Mitchell Wynne

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Lee-Anne Klaus

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40 Coolibah Drive, Palm Beach

BED 3 BATH 2 CAR 2

Internal: 171 m² | External: 122 m² | Approx Total: 293 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

