



Palm Beach, 54 Mallawa Drive

Blue Chip Waterfront Opportunity – North-East Aspect!

Anchored on a large 774m² north-east facing waterfront block, this generous single-level family home offers the very best in coastal living! Located on the highly sought-after Mallawa Drive, and featuring almost 17m of sandy water frontage with ocean access through the Tallebudgera Creek, this property is a must inspect!

Carefully designed with entertaining in mind, the expansive layout features five bedrooms, three bathrooms and multiple large living areas. Enjoy year-round indoor-outdoor living with the main lounge area, dining zone and kitchen all flowing through to a covered poolside entertaining area. Host family and friends for a summer BBQ while the kids splash in the heated wet edge swimming pool.

5 3 2

For Sale

Contact Agent

View

ljhooker.com.au/1RB0F47

Contact

Mitchell Wynne

0401 527 261

mitchell@ljhookersgc.com.au

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**

You can even enjoy great fishing from your own backyard!

The avid chef will love the central gourmet kitchen overlooking the water. With sweeping stone benchtops, stainless-steel appliances, and tons of additional storage, you can prepare gourmet delights all awhile still feeling part of the action. With room for multiple cars off-street, the option to add a pontoon, a fully fenced yard perfect for pets and arguably some of the best water frontage Palm Beach has to offer, this is an opportunity not to be missed!

Highlight property features

- Large 774m2 north-east facing waterfront block
- 16.8m of sandy water frontage with ocean access through the Tallebudgera Creek
- Five bedrooms including the master with private ensuite
- Two further full-size bathrooms servicing the remainder of the home
- Expansive layout with multiple living and entertaining areas
- Gourmet kitchen with stone benchtops and stainless-steel appliances
- Heated wet edge swimming pool overlooking the canal
- Fully fenced front yard perfect for pets
- Ducted and split system air-conditioning throughout
- Fish or stand-up paddleboard from your own backyard
- Room for a pontoon if desired
- Seperate entrance ideal for home office or clinic/ studio
- Space for multiple vehicles off-street
- Security system and electric gates

Within close proximity

- 700m from Murlong Park and Tallebudgera Creek
- 5 min flat ride to the beach and Tallebudgera Surf Club
- Close Palm Beach CBD, restaurants, sports fields, cafes, and shops
- 5 mins to Burleigh
- 12 mins to the Gold Coast Airport
- Within 1hr of both Brisbane & Byron Bay

Blue chip opportunities like this are seldom found, for further information regarding this property, please contact Mitchell today!

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

LJ Hooker

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.

property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

More About this Property

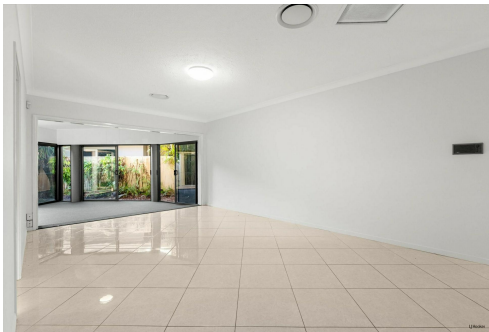
Property ID	1RB0F47
Property Type	House
House Size	437 m²
Land Area	774 m²
Including	Ensuite Toilets (3)

Mitchell Wynne

Sales & Marketing Specialist | mitchell@ljhookersgc.com.au

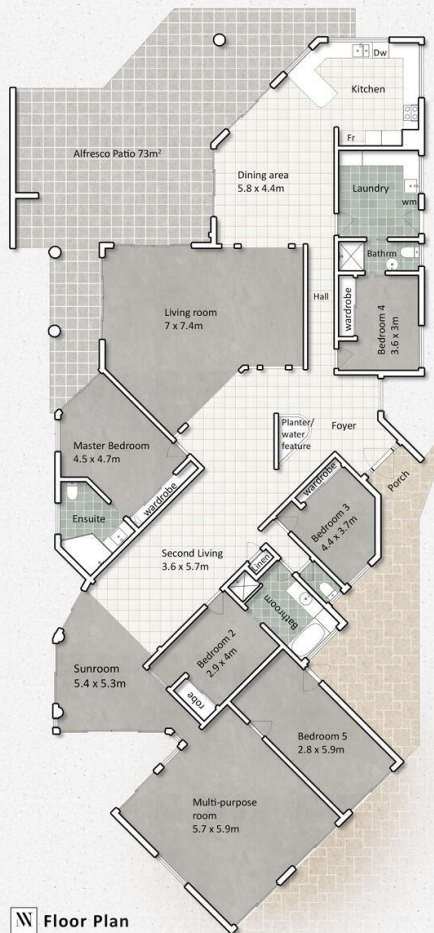
LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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**



54 MALLAWA DRIVE
PALM BEACH

LJ Hooker

MITCHELL WYNNE
0401 527 261

Internal Area : 287m²
External Area(Approx) : 150m²
Total Internal Area : 437m²

Land Area : 774m²



BIANCO

Measurements are calculated by third party technology. Deemed highly reliable but not guaranteed. Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. Plans are not to scale. Measurements in meters.

LJ Hooker

LJ Hooker

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.