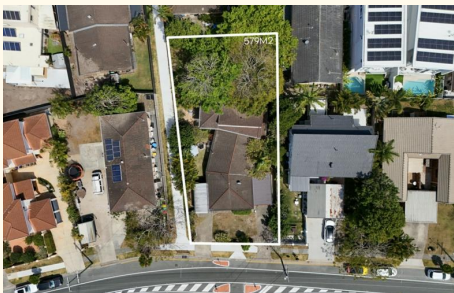


Sold



62 Tallebudgera Drive, Palm Beach

SOLD AT AUCTION BY LEANNE FROHMULLER & ROB CINELLI

Auction Location: On-Site

Two Residences —One Title —Endless Possibilities

The sellers built the second dwelling to code, ensuring a compliant firewall was constructed between the two residences, enabling future owners to apply for separate strata title of both dwellings, if desired.

Conveniently positioned next to a walkway that leads 100m directly to the sparkling waters of the Tallebudgera Estuary, this rare dual-living property offers exceptional lifestyle and investment potential in one of the Gold Coast's most sought-after pockets.

Set on a generous 577m² level block, this property features two fully self-contained homes, each with its own fenced courtyard and lock-up garage, making it ideal for extended families, savvy investors, or those seeking a home with added income potential.

Residence One (Single Level)

- 3 spacious bedrooms
- 1 bathroom

5 🚗 2 🚗 4 🚗

FOR SALE
Auction

AGENTS

Leanne Frohmuller
0410 633 180
leanne@ljhookersgc.com.au

Rob Cinelli
0407 212 100
rob@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

- Open-plan kitchen, dining & living area
- Sunny, private courtyard
- Single lock-up garage

Residence Two (Two Levels)

- 2 bedrooms & 1 bathroom upstairs
- Large kitchen, open living/dining downstairs
- Private fenced courtyard
- Single lock-up garage

Zoned RD3 Medium Density Residential with at least 18m frontage, this site is ripe for potentially 3-storey redevelopment (STCA) up to , with many modern multi-unit homes already transforming the area. Enjoy strong rental returns while you plan your future development.

- " Steps to Tallebudgera Estuary —perfect for swimming, kayaking & family fun
- Close to beaches, surf clubs, cafes, shops & parks
- Minutes to schools, childcare centres & sporting fields
- Enjoy scenic walks through Burleigh Heads National Park

Palm Beach is a suburb on the rise, and the northern end is especially popular for its lifestyle, convenience, and growth potential.

Don't miss this rare opportunity to secure a versatile property in a blue-chip coastal location.

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 DETAILS

Property ID 1VEWF47
Property Type House
Land Area 577 m2
Including Air Conditioning
Toilets (3)
Courtyard
Outdoor Entertaining
Built-in-Robes
Secure Parking
Liveability

Leanne Frohmuller 0410 633 180

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

Rob Cinelli 0407 212 100

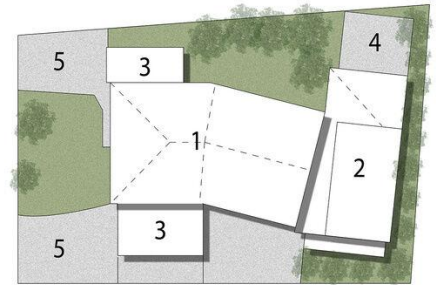
Sales Specialist Independent Contractor | rob@ljhookersgc.com.au

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





SITE PLAN LEGEND

- 1. Residence 1
- 2. Residence 2
- 3. Garage
- 4. Outdoor Courtyard
- 5. Driveway

62 Tallebudgera Drive, Palm Beach

BED 3 BATH 1 CAR 1

Internal: 127 m² | External: 4 m² | Approx Total: 131 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.

