



1/28 Fourth Avenue, Palm Beach

SOLD BY LEANNE FROHMULLER & ROB CINELLI

Secure this near-new duplex within the heartland of the retail, dining, and entertaining district, approximately 250m from the beach in one of the region's best and fastest-growing suburbs.

Completed in June 2023, families will love the urban convenience and the easy-care lifestyle of this 2yo home. Spend less time on outdoor chores and more time thriving in an envious beach-loving coastal life.

Investors will be drawn to this property for its low maintenance design, its robust returns and its reassuring short- & long-term capital growth, due to Palm Beach's booming rental market and limited supply.

- Over 200 square metres of quality accommodation
- Three bedrooms, all with robes. Primary with walk-in-robe and large ensuite
- Three full size bathrooms with floor to ceiling tiles. No more morning rush
- Two living areas for flexible family or tenant use
- Central kitchen with stone benchtops, new appliances and large butler's pantry
- Laundry room with great storage and adjacent drying courtyard
- Year-round comfort with ducted & split air conditioning systems,

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.

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FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

LJ Hooker

- plus ceiling fans throughout
- Hi-quality sheer and block-out curtains
- Reassuring safety with window locks throughout, security screens on doors and windows
- Large, north-facing balcony with weather protection roller blinds
- Lock-up garage plus carport
- " Low-maintenance design, ensuring more personal recreation time
- " Palm Beach Currumbin High School catchment —strong demand from families
- High rental appeal \$1,200pw - \$1,300pw
- 50% Shared building insurance \$2,177pa (Total building policy cost is \$4,354pa)
- Within the Palm Beach CBD. Walk to shops, cafes, restaurants, parks, and transport
- 10-12 mins drive to Gold Coast Airport & John Flynn Private Hospital
- Disability Friendly

Disclaimer:

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MORE DETAILS

Property ID 1VTWF47
Property Type House
House Size 207 m2
Land Area 405 m2
Including Ensuite
Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Courtyard
Balcony
Dishwasher
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Liveability

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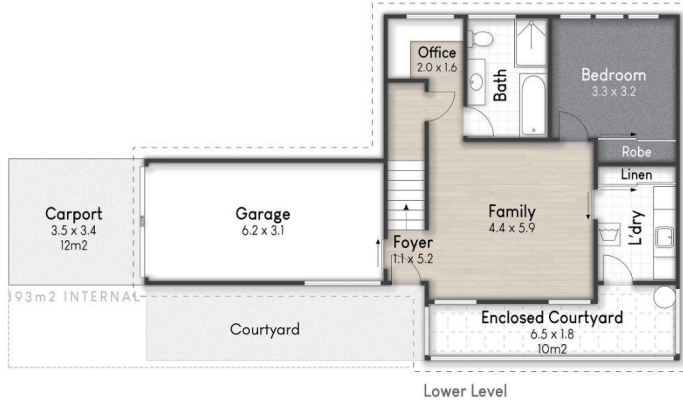
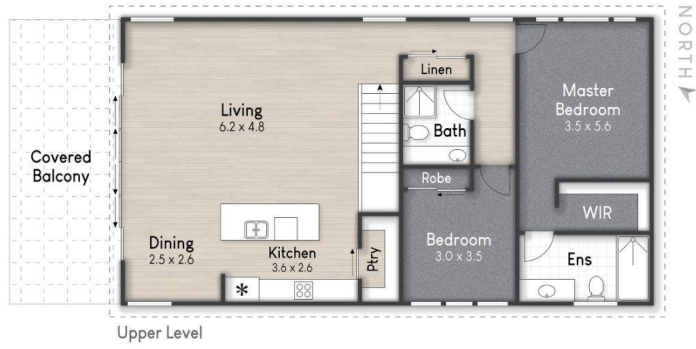
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Southern Gold Coast

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Rob Cinelli

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Alex Bevan

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1/28 Fourth Ave,
Palm Beach

Property Features

● 3 Bedrooms

● 3 Bathrooms

● Garage + Carport

Property Totals

● Internal: 193 m2::

● External: 39 m2 ::

● Approx Total: 232 m2 ::



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.

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