



## Palm Beach, 2/31 Twenty Fourth Avenue

SOLD BY DAVID LONIE

Designed to capture the magic of its sublime beach location both of these coastal havens provide the perfect mix of luxury and tranquility all while being steps to the white sands and blue ocean of prestigious Palm Beach.

You have the rare opportunity of buying a duplex pair side by side or simply buying one residence on its own. Holding two sperate titles allows you the versatility to combine the nature of their purpose as desired. Live in, rent, invest, lock and leave holiday abodes or explore short term accommodation opportunities. The option is yours. These beautifully mirrored residences showcase the latest in functional multi-level floor design while being aesthetically pleasing, all with a laid back coastal vibe.

# LJ Hooker

**Disclaimer:** All information contained therein is qathered 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

Price Release Offers Over \$1,365,000

### View

[ljhooker.com.au/1QG0F47](http://ljhooker.com.au/1QG0F47)

### Contact

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

Also Features.

\*The kitchen proudly sports a large feature island bench, perfect for the quick breakfast on the go or family gathering. This area is the heartbeat of the home with bifold doors to your outdoor decked space. The perfect spot to sit, coffee in hand letting minutes drift by overlooking your yard.

\*Extremely neat and tidy with low maintenance yards. Fully fenced for the pets and kids to enjoy. Plenty of natural light over both levels.

\*Built in 2019 with striking street appeal and an eye catching facade. Modern throughout with timber flooring, white walls, neutral toned accents and unique glass paneled stair case with window atrium adjoining your levels.

\*Generous sized master with ensuite, floor to ceiling designer tiles and walk in wardrobe. Two bathrooms complete with double vanities, free standing baths and designer lighting.

\*Centrally located to make the most of both Palm Beach and Burleigh Heads, within minutes to Burleigh Headland and its scenic walking tracks and it's many wonderful cafes/restaurants and bars in the James Street precinct. Moments to Palm Beach's restaurants Balboa, The Collective + many more to discover and situated within close proximity to the stunning still water estuary at Tallebudgera.

\*Both homes are private and secure with air conditioning, ceiling fans. lock up garage with storage space plus additional off -street parking.

\* Close to many well-renowned schools, in catchment for PBC high school, Farmers markets at Palm Beach every Saturday for your fresh fruit and vegetables

Palm Beach is revered by locals and tourist alike as a premier destination. This is a rare chance to secure two side by side beach homes. Get in before they are gone! we look forward to giving you a tour of these wonderful homes.

Disclaimer:

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# More About this Property

Property ID	1QG0F47
Property Type	House
Including	Ensuite

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