



Palm Beach, 3/17 Molucca Avenue

Sun, Sand, and Seriously Stylish Living: Unveiling Your Coastal Haven at 3/17 Molucca Avenue, Palm Beach!

Step into your own slice of coastal paradise at 3/17 Molucca Avenue, where this renovated modern beach shack invites you to embrace the laid-back lifestyle of Palm Beach, QLD. Just a stone's throw from the stunning bays of Palm Beach, this charming townhouse offers a perfect blend of comfort, convenience, and seaside serenity.

With vaulted ceilings and an abundance of natural light, this home exudes coastal charm from the moment you step inside. The open-plan kitchen, living, and dining area create a welcoming space for gatherings, while the front porch courtyard offers a sweet spot to sip your morning coffee or exchange friendly



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.

SOLD

3 

2 

1 

For Sale

\$999,000 - \$1,099,000

View

ljhooker.com.au/1VFXGRF

Contact

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hellos with neighbors.

The heart of the home, the kitchen, boasts modern stainless steel appliances and ample storage, making meal prep a breeze. And with the back patio providing the ultimate setting for alfresco dining or relaxed evenings under the stars, you'll find plenty of opportunities to enjoy the coastal breeze and connect with friends and family.

With three bedrooms, including a master retreat with ensuite, this home caters to everyone from working couples to young families and retirees alike. Plus, with low-maintenance living and easy access to amenities, including shops, cafes, and pristine beaches, you'll have more time to soak up the sun and enjoy all that Palm Beach has to offer.

Your Property Features:

- Renovated modern beach shack
- Beach house, walking distance to the stunning bays of Palm Beach
- Single lock-up garage
- Front porch courtyard, perfect for morning coffees and neighborly chats
- Sloped, raked ceilings adding coastal charm
- Ceiling fans throughout for year-round comfort
- Modern timber-look floating floorboards
- Open-plan kitchen, living, and dining area
- Dining area opens onto the outdoor entertainment area
- Air conditioning for added comfort
- Abundant natural light enhancing the coastal ambiance
- 3 bedrooms with built-in robes
- Main bathroom with shower over bath, toilet, and single vanity
- Master bedroom with ceiling fan, air conditioning, walk-in robe, and ensuite
- Ensuite fitted with shower, large single vanity with countertop sink, and modern fixtures
- U-shaped kitchen with modern stainless steel appliances and ample storage
- Appliances include dishwasher, oven, stove-top, overhead rangehood, and double sink overlooking outdoor patio area
- Outdoor entertaining area with built-in seating and outdoor ceiling fans, perfect for relaxed gatherings
- Self-enclosed laundry room with external access
- Low-maintenance living ideal for working couples, young families, or retirees
- Something for everyone with accessibility to amenities, including shops, cafes, and pristine beaches
- Conveniently located just 10 minutes' drive from the Gold Coast Airport (6.3km)
- 380m as the crow flies from Palm Beach shoreline
- Proximity to Palm Beach, Currumbin Creek, Tallebudgera Beach, and Burleigh Heads, offering endless opportunities for coastal adventures.

Your Property Investment Figures:

- Vacant and Ready to Move in.
- Rental Appraisal - \$860 - \$950 per week
- Body Corporate Fees: Approx \$870 per Qtr
- Rates: Approx \$550 per Qtr



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- Water: Approx \$380 per Qtr

Whether you're seeking a permanent residence, a holiday retreat, or an investment opportunity, this property offers the perfect balance of tranquility and accessibility as the vicinity.

3/17 Molucca Avenue is your ticket to coastal living at its finest. So why wait? Dive into the vibrant coastal lifestyle today and make this beachside beauty your own.

More About this Property

Property ID	1VFXGRF
Property Type	Townhouse
House Size	138 m ²
Land Area	103 m ²

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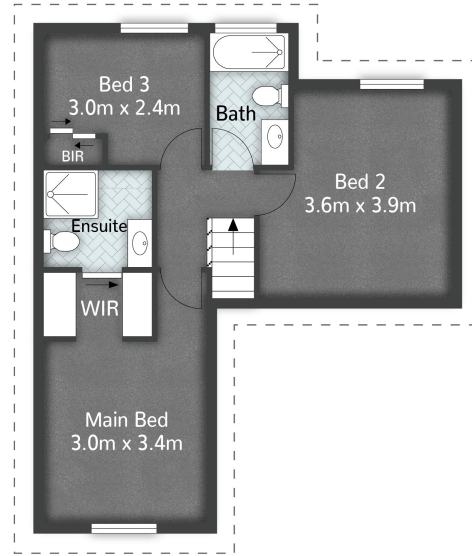
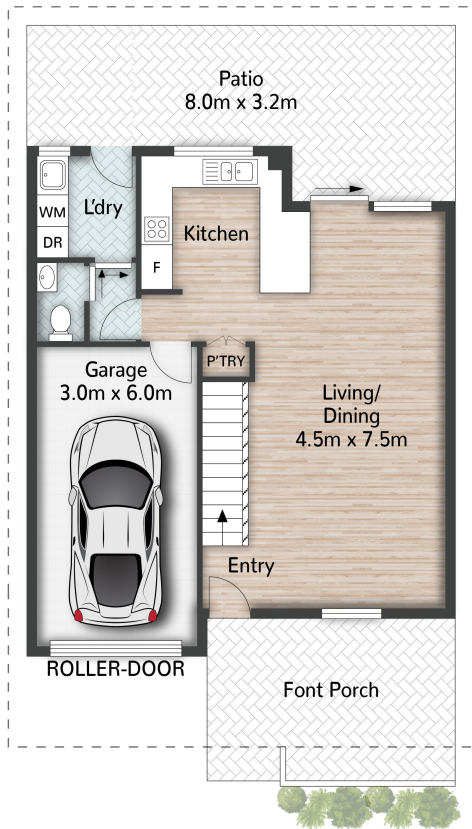
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FIRST FLOOR



GROUND FLOOR

3/17 Molucca Ave PALM BEACH

3 Beds | 2 Baths | 1 Garage | 138m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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