

Palm Beach, 3/181-183 Cypress Terrace

SOLD BY LEANNE FROHMULLER & JONATHAN OWEN

Less than 200M to the sand, nestled in the heart of Palm Beach, this 3-bedroom townhouse won't last long!

A location that boasts exceptional walking distance proximity to, cafes, restaurants, shops, top local schools, and transport. It is an excellent opportunity for savvy investors, first home buyers, down-sizers, and small families alike.

Picture yourself taking a morning walk, swim, surf, followed by a coffee at one of the many local amenities nearby. The courtyard space is a great spot for alfresco dining, gardening, or simply enjoying the warm Queensland sunshine.

- 3 queen sized bedrooms with built-in robes upstairs.
- 1 large multi access bathroom upstairs plus an extra powder room downstairs.
- Spacious North facing covered entertaining courtyard with gated side access.

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.

SOLD

3  1  1 

For Sale

Contact Agent

View

ljhooker.com.au/1S75F47

Contact

Leanne Frohmuller

0410 633 180

leanne@ljhookersgc.com.au

Jonathan Owen

0477 857 537

jonathan@ljhookersgc.com.au

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

- Single lock-up garage plus extra car park space.
- Open plan kitchen and living area.
- 2 Air Conditioning units.
- Small scheme of just 6 townhouses.
- Low Body Corporate fees: \$5,200pa approx. (\$100pw approx.)
- Council Rates: \$2,470pa approx.
- Water Rates: \$1,340pa approx.
- Rent Potential: \$700-\$750pw.

Don't miss the chance to make this townhouse your new home. It's the perfect blend of, convenience, and seaside living.

Contact Leanne or Jonathan today to schedule a viewing!

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 About this Property

Property ID	1S75F47
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Liveability

Leanne Frohmuller

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

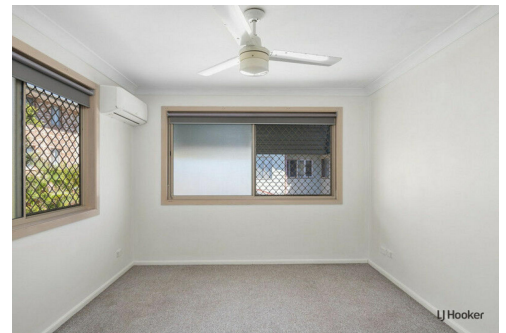
Jonathan Owen

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

LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

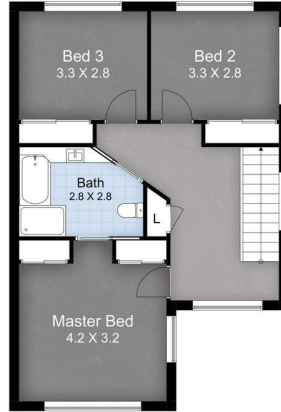
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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LJ Hooker 3/181 Cypress Terrace, Palm Beach

Int - 136m²

Ext - 23m²

Total - 159m²

Dimensions are approximate, interested parties should do their own due diligence. The company takes no responsibilities for inaccurate measurements or errors

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