



1/61 Tallegbudgera Drive, Palm Beach

## Exceptional Value, Lifestyle and Choice

A stylish apartment offering more features and value than most units on the market.

It starts with the Tallegbudgera Estuary right on your doorstep, then adds a generous ground-floor timber deck flowing to a private courtyard and two side-by-side car spaces in the secure basement.

Set within a boutique block of just 10 quality apartments on a 1,032sqm allotment, this unit benefits from a larger share of land value than many higher-density buildings-an impressive advantage.

The rooftop entertaining area offers covered space to gather with friends and family, enjoy the BBQ facilities and take in sweeping views across Tallegbudgera Creek, Burleigh Headland and Mount Warning.

Embrace the carefree lifestyle by this peaceful waterway. You'll be spoiled for choice, with glorious beaches, coastal walks, picnic areas, cafes and the surf club are all nearby. Enjoy a relaxing walk to Burleigh Heads around the Burleigh Headland National Park.

Whether boating, kayaking, fishing or relaxing on the sand, there are

2 2 2

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 26th Sep @ 9:00AM - 9:30AM

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

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

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

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.



plenty of ways to enjoy the location.

- Spacious master bedroom with air conditioning, walk-in robe and ensuite
- Second bedroom with built-in robe and ceiling fan
- Modern kitchen with Caesarstone benchtops, generous workspace and ample storage
- Air-conditioned open-plan living and dining flowing to a north-facing covered veranda and private courtyard
- Crimsafe screen doors
- Rare exclusive-use yard with side access
- Pet friendly, subject to body corporate approval
- Two side-by-side car parks in the secure basement
- Secure building with intercom
- Rates: \$3,100 per annum approximately
- Water: \$1,865 per annum approximately
- BC fees: \$5,650 per annum approximately (\$108 per week approx.)
- Rent: \$950 per week
- Lease Expiry: 3 December 2026

This apartment is ideal for first-home buyers, couples, small families, investors and downsizers.

**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   | 1X5CF47              |
| Property Type | Unit                 |
| Land Area     | 1032 m2              |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (2)          |
|               | Intercom             |
|               | Courtyard            |
|               | Balcony              |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |

### Rob Cinelli 0407 212 100

Sales Specialist Independent Contractor | [rob@ljhookersgc.com.au](mailto:rob@ljhookersgc.com.au)

### Leanne Frohmuller 0410 633 180

Sales & Marketing Specialist | [leanne@ljhookersgc.com.au](mailto:leanne@ljhookersgc.com.au)

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

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

[southerngoldcoast.ljhooker.com.au](http://southerngoldcoast.ljhooker.com.au) | [enquiries@ljhookersgc.com.au](mailto:enquiries@ljhookersgc.com.au)

