



1/9 Twenty Eighth Avenue, Palm Beach

SOLD BY DALE HARRIS

Small Complex, Low Body Corp Fees, Prime Location

This ground floor apartment offers a fantastic entry point into one of the Coast's most tightly held pockets. Neat, tidy and well-presented throughout, it's ready to enjoy as is, or offers excellent scope to personalise in the future.

Freshly painted with an updated kitchen, modern flooring, ceiling fans and new blinds throughout, this one feels bright, airy and inviting. The bathroom remains in original condition but is in excellent shape, perfectly functional or an easy future upgrade. Being a front corner unit with windows on all sides, it captures plenty of natural light and coastal breezes.

Located within Munderlee a boutique complex of just 15 units, this is a low-maintenance building that's exceptionally well cared for. You're just a short, flat stroll to Tallebudgera Creek, Custard Canteen, Tallebudgera Recreation Centre and the off-leash dog beach. Whether you're looking to move in, invest, or plan a renovation down the track, this property ticks all the right boxes.

Features:

- Ground floor unit with easy, minimal-step access

2 1 1

FOR SALE

Offers Above \$839,000

AGENTS

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AGENCY

LJ Hooker Southern Gold Coast
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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.



- Freshly painted and well-maintained throughout
- Updated kitchen, flooring, ceiling fans and new blinds
- Original bathroom in excellent condition
- Front corner position with windows on all sides —light, bright and airy
- " Boutique complex Munderlee —only 15 units
- Affordable body corporate fees
- Access to large common space
- Secure underground single car space
- 8-minute walk to Tallebudgera Creek & Recreation Centre
- 5-minute walk to Tallebudgera Surf Club & off-leash dog beach
- 7-minute drive to Burleigh Heads or Palm Beach CBD
- Air con in living area

Offering unbeatable lifestyle appeal in a highly sought-after pocket of North Palm Beach, Unit 1 at Munderlee is the perfect blend of comfort, convenience, and potential.

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	1VMKF47
Property Type	Unit
Including	Air Conditioning Toilets (1) Balcony Built-in-Robes Secure Parking

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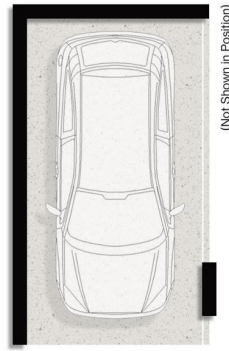


Floor Plan

Legend

1. Burleigh Head National Park
2. Tallebudgera Creek Beach
3. Tallebudgera Dog Off Leash Beach
4. Tallebudgera Leisure Centre
5. Tallebudgera Surf Club
6. Palm Beach State School

Location Map



Basement Car Space
Parking Bay
Approx. 2.8m x 5.7m

(Not Shown in Position)



Southern Gold Coast

DALE HARRIS
0401 009 197

1/9 TWENTY EIGHTH AVENUE
Palm Beach

Internal	73m ²
Balcony	6m ²
Total Area	79m ²
Car Space	16m ²



Social Lab
Disclaimer

BIANCO
STUDIO

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

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