







Palm Beach, 10/1306 Gold Coast Highway

SOLD BY LEANNE FROHMULLER & ROB CINELLI

2 1 1 1

Auction Location: LJH Office Currumbin

This light, airy and spacious unit, right across the road from the beach, just an easy level walk to the vibrant Palm Beach retail precinct, has plenty to offer.

This unit is all about location, livability and affordable lifestyle

The sellers want it sold ASAP, so they will remain open-minded to make that happen. There's a great opportunity waiting here for someone to snap up quickly.

- Two large bedrooms with ceiling fans and built-in robes
- Good size kitchen with good storage
- Bathroom combined with laundry
- Separate toilet

For Sale
Auction

View
ljhooker.com.au/1T43F47

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

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

LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.

- 77sqm apartment with large living and dining area
- Ceiling fans, & LED lighting throughout
- Tiled throughout the living area for easy-care maintenance
- Sparkling swimming pool and lush garden surround
- Undercover security parking
- Only 24 units in security complex
- Walking distance to Palm Beach Primary School and within the Palm Beach Currumbin High School catchment
- Public transport out front
- Shops, cafés and entertainment precincts in both directions
- Currently tenanted until October 2024
- Current rent - $520 per week
- Market rate - $650 per week approximately (as is, or more if the unit is updated)
- Council Rates - $2,000 per annum approximately
- Water rates - $1,400 per annum approximately

This is savvy buying to suit First Home Buyers, singles, couples, small families and investors.
Come see how happy you can be.

Easy to live in. Easy to rent out. Snap up this great investment before someone else does.

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	1T43F47
Property Type	Unit
Including	Toilets (1) Intercom Pool Balcony Built-in-Robes Secure Parking Fully Fenced Liveability

Leanne Frohmuller 0410 633 180
Sales & Marketing Specialist | leanne@ljhookersgc.com.au
Rob Cinelli 0407 212 100
Sales Specialist Independent Contractor | rob@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







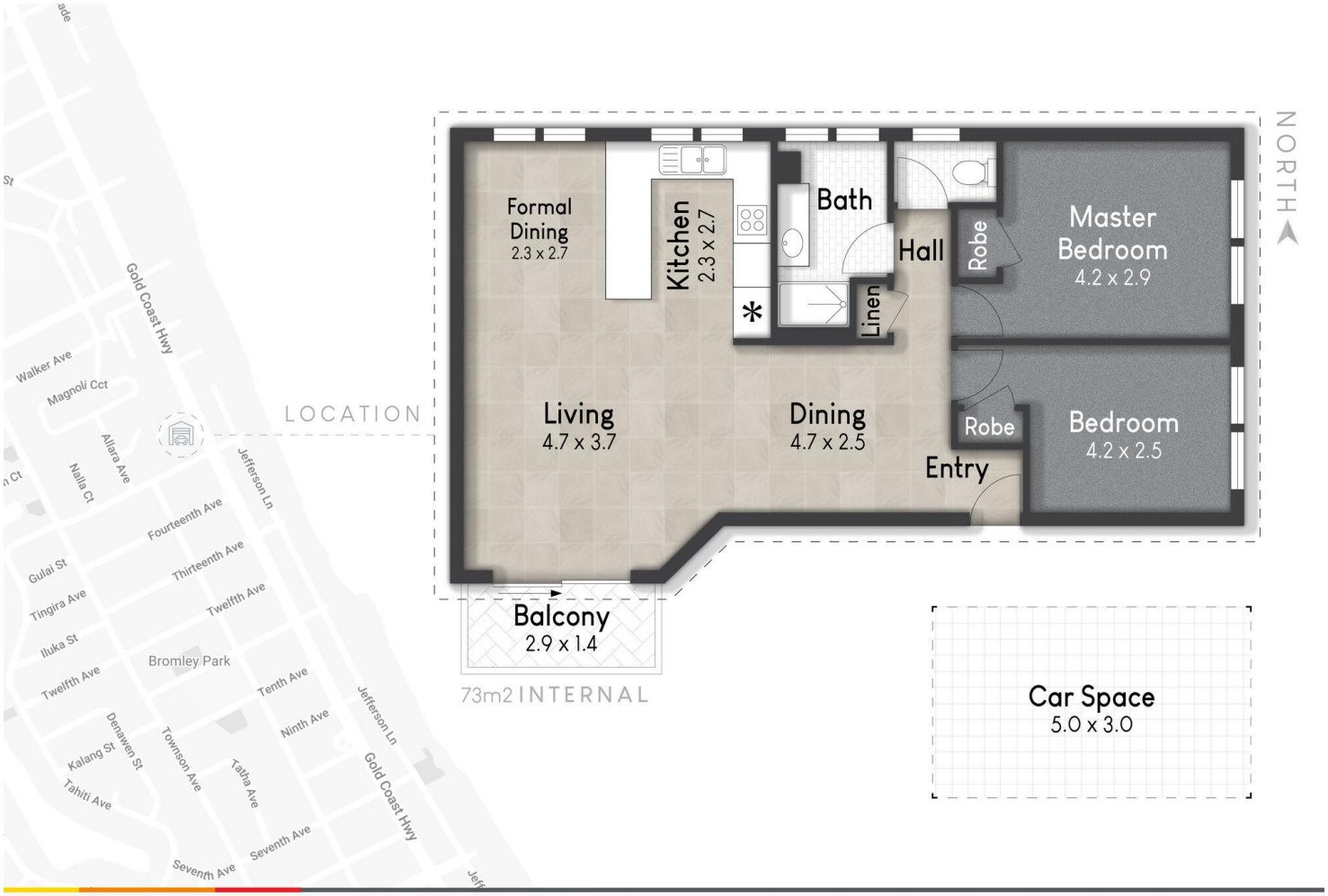




LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.



J Hooker
ern Gold Coast

Leanne Frohmuller 0410 633 180
Rob Cinelli 0407 212 100

Plans shown are only indicative of layout. Dimensions are approximate.

10/1306 Gold Coast Highwa
Internal: 73 m² | External: 4 m² | Approx Total:

LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.