







1313/10 Fifth Avenue, Palm Beach

Right in the Heart

Ditch the car. You won't need it much living here.
This fabulous apartment is right in the heart of Palm Beach, where a walking lifestyle rules supreme.
Want a morning wake-up coffee? Just pop downstairs to some groovy cafes. Want a quick dip in the ocean or feel like a surf? The beach is just across the road. Need some groceries? Pop downstairs to the supermarket. Not in the mood to cook dinner? A world of dining options surrounds you —all within 50-100m
This spacious apartment is designed for a modern lifestyle. With everything at your fingertips, you can have it all, including a perfectly secure lock & leave arrangement.

- New timber flooring, new ceiling fans, new curtains
- Good size bedroom, bathroom and lounge room
- Impressive size balcony showcasing long-distance hinterland views
- Modern kitchen with new benchtop, new sink with flexi-hoses, new oven, new dishwasher and natural gas cooking
- Acoustic glass fitted to all windows and glass doors - for extra quiet comfort
- European laundry
- Security building and security basement parking
- Fabulous 20m sparkling swimming pool
- Massive roof top entertaining deck with BBQ facilities and

1 1 1

FOR SALE
Offers from $700,000

VIEW
By Appointment

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.

wonderful panoramic views of ocean and hinterland
- Lease Expiry: 25 Aug 2026
- Rental Income: $680per week ($35,680 per annum approx.)
- Body Corporate: $7,966 per annum approx. ($153 per week approx.)
- Council Rates: $2,212 per annum approx.
- Water Rates: $1,445 per annum approx.

This feels "just right!", so come see for yourself. It just may change your opinion about what a great coastal lifestyle can truly be.

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	1W0CF47
Property Type	Unit
Land Area	64 m2
Including	Ensuite
	Air Conditioning
	Toilets (1)
	Intercom
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability







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

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.

Pavilions on 5th

palm beach

BUILDING 1

LEVELS 2 - 6

Apartment

Unit Type B
Unit Numbers - 1213,1313,1413, 1513,1611. Approximate Areas: Internal unit - 50m² Balcony - 14m² Total Area - 64m²

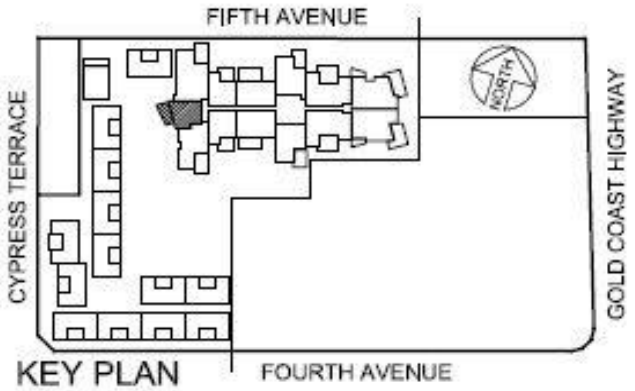
0 1 2 3 4



developed by

APGF Australian Property Growth Fund

Plans are indicative only and were prepared before approval and completion of construction. Changes maybe made after approval and before completion of construction without notice. The information contained in the plans is believed to be correct but is not guaranteed. The plans do not constitute an offer or a contract and prospective purchasers must rely on their own enquiries. Furniture and chattels are shown for illustrative purposes only and are not included in the sale.



KOWALSKI
LJ Hooker

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.

LJ Hooker