



Palm Beach, 2/3 Culgoa Street

SOLD BY LEANNE FROHMULLER & ROB CINELLI

2 1 1

The land is zoned RD5 and is suitable for 29m high-rise development, so the land is valuable.

Being one of only 5 units on 857sqm land, in a quiet cul-de-sac, this land has potential redevelopment upside plastered all over it.

The unit itself is in fair condition and would love a fresh lick of paint and some new carpet. Or go full-hog and renovate the whole lot, including the kitchen and bathroom.

- 2 bedrooms
- 1 bathroom
- Single carport
- Lease expiry: 17 March 2025
- Current rent: \$550pw

For Sale
Contact Agent

View
ljhooker.com.au/1U2MF47

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

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



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.

LJ Hooker Southern Gold Coast
(07) 5534 4033

- Low body corporate fees: Under \$60pw
- Approx. 430m to the beach
- Close to PB primary school and childcare centres
- Within the Palm Beach Currumbin High School catchment area
- Easy access to local sports clubs, playing fields, shopping centres, and public transport

Units like this fly off the shelf, so act quickly!

Disclaimer:

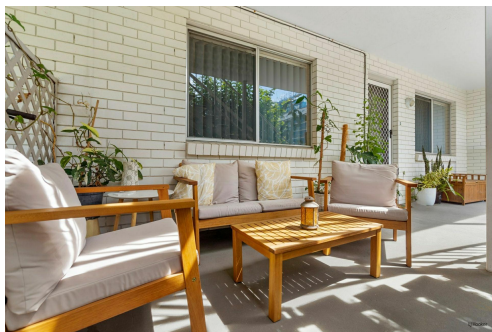
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct 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	1U2MF47
Property Type	Unit
Including	Toilets (1) Balcony Outdoor Entertaining Built-in-Robes

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

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.

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