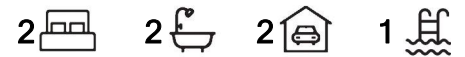




## Palm Beach, 3/1449 Gold Coast Highway

### Best Value Boutique Beachside



This is spacious 115sqm apartment shares the joy of glorious beachside living with just five other units in a boutique residential building.

Mere metres from the sand, ocean and great surf, the home will suit those chasing an affordable enviable coastal lifestyle.

Walk, run or cycle along the popular coastal boardwalk that hugs the best beaches in the world.

The freshly renovated Tallebudgera Surf Club is the perfect place to dine by the sea, and it's less than 5 minutes' walk away

- \* Two large bedrooms
- \* Two bathrooms —main with bath
- \* Fabulously functional kitchen with stone benchtops, quality appliances, dishwasher and large pantry
- \* European laundry

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1UB3F47](http://ljhooker.com.au/1UB3F47)

**Contact**  
**Leanne Frohmuller**  
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**Rob Cinelli**  
0407 212 100  
[rob@ljhookersgc.com.au](mailto: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.

- \* Fabulously spacious lounge and dining room
- \* 13sqm balcony with ocean views
- \* Two cars, side-by-side parking in secure basement garage
- \* Residents' in-ground swimming pool
- \* Coded security lift to your floor on Level 2
- \* Only two units on Level 2
- \* Lease expiry: 23 Feb 2026
- \* Current rent: \$900 per week
- \* Lease potential: \*\$950pw - \$975pw
- \* Surfside bus stops nearby
- \* Within the Palm Beach Currumbin High School catchment zone
- \* Close to childcare centres, schools, shops, hospitals, and the GC Airport
- \* Within easy reach of the Burleigh Heads and Palm Beach dining and entertainment precincts
- \* Future rental assessment is valid for 90 days from listing date and is subject to change according to prevailing market conditions

**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

<b>Property ID</b>	1UB3F47
<b>Property Type</b>	Unit
<b>House Size</b>	115 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Intercom Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

**Leanne Frohmuller 0410 633 180**

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

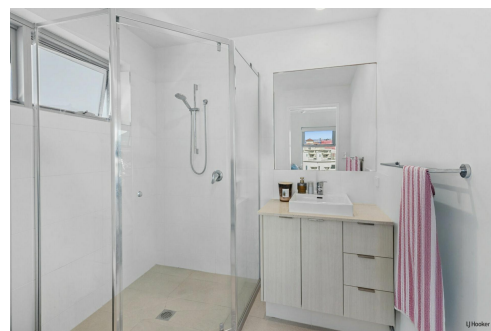
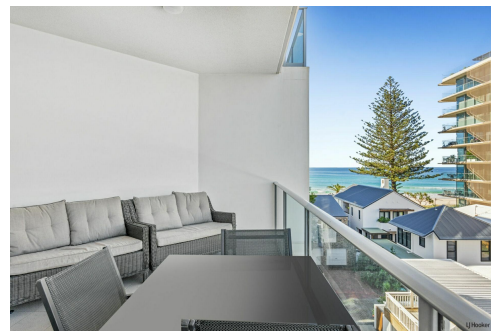
**Rob Cinelli 0407 212 100**

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

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(07) 5534 4033**



3/1449 Gold Coast H'way, Palm Beach

BED 2 BATH 2 CAR 2

Internal: 102 m<sup>2</sup> | External: 13 m<sup>2</sup> | Carparking: 32 m<sup>2</sup> | Approx Total: 147 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any errors, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

