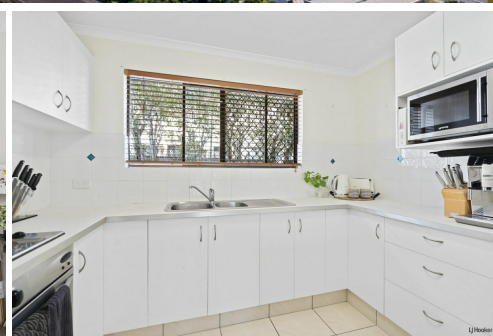
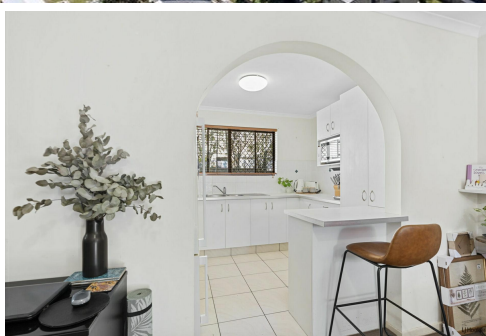


Burleigh Heads

R
PROPERTIES

SOLD



Palm Beach, 6/10 Twenty First Avenue

SOLD BY LEANNE FROHMULLER & ROB CINELLI



Stop the Clock. Look No More. Here's the one!

Great value unit of approximately 137sqm total space for this ground floor unit in a small complex, that is just across the road from the beach.

Liveable now, as is, or add value and reap the rewards.

And what a great position. Quick and easy walk to the beach. And Summer is nearly upon us. So exciting!

- Good size Kitchen with plenty of storage
- Spacious living room
- Two bright and airy bedrooms with robes
- One bathroom and a separate toilet
- Separate laundry with direct access to outdoor drying area

For Sale
Contact Agent

View
ljhooker.com.au/1T9XF47

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

Rob Cinelli
0407 212 100
rob@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

- Single Lock Up Garage
- 66sqm of paved, fenced courtyard out back
- Security gated complex
- Only 11 units on 2,271sqm land appealing redevelopment land
- Close to beach, public transport and schools
- Within the PBC school catchment area
- High-demand and high capital growth area
- Current Rent \$520pw
- Lease expiry 9th September 2024
- Rent potential \$650pw-\$700pw
- Council rates \$3,700pa approx.
- Water rates \$1,440pa approx.

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	1T9XF47
Property Type	Unit
Land Area	2271 m²
Including	Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking

Leanne Frohmuller 0410 633 180
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