



7/4 Allara Avenue, Palm Beach

SOLD BY ROB CINELLI & LEANNE FROHMULLER




Start your day with an energising beach walk, swim or surf and finish it with refreshing cocktails, wine or beer, whilst enjoying mesmerising sweeping district views from the balcony of this beautifully presented unit that puts lifestyle first.

Modernised around 5 years ago and still looking sharp, this is the ideal low-fuss buy for owner-occupiers wanting to move straight in, or investors chasing an immediate, rent-ready opportunity.

Just an easy 300m to the shoreline, this easterly aspect 78sqm top floor apartment is filled with natural light and cooling sea breezes, delivering a joyous coastal feel all day long.

Set in a boutique block of just 8 on approximately 800sqm of level land, this is a low-cost property with no pool, no lifts and no on-site management-helping keep body corporate fees pleasingly affordable at only \$50 per week approximately.

- Two bedrooms with air conditioning, ceiling fans and built-in robes
- Open and bright living area with air conditioning
- Well-appointed kitchen with a dishwasher, excellent storage and an island bench
- Sophisticated combined bathroom/laundry
- Modern floorboards throughout
- Spacious balcony-stylish, functional and perfect for entertaining

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FOR SALE
Contact Agent

AGENTS

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AGENCY

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- Single lock-up garage with electrical power outlet
- " Public transport is an easy walk 200m approx. up the road
- " Walk to shops, parks, schools, the beach, cafés and more
- Palm Beach Currumbin State High School catchment
- Approx. 14 minutes' drive to Gold Coast Airport or John Flynn Hospital
- \$50per week approx. - BC fees (\$2,625 per annum approx.)
- \$4,600per annum approx. Council Rates
- \$1,650per annum approx. Water Rates

Disclaimer:

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MORE DETAILS

Property ID	1WN5F47
Property Type	Unit
House Size	78 m2
Including	Air Conditioning Toilets (1) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Liveability

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