

**1/13 Thirteenth Avenue, Palm Beach, QLD, 4221**



**Sold Duplex Semi-detached**

Thursday, 12 December 2024

1/13 Thirteenth Avenue, Palm Beach, QLD, 4221

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex Semi-detached**

## **SOLD BY DAVID LONIE**

Designed to capture the magic of its sublime beach location, this coastal haven provides the perfect mix of luxury and tranquility; all whilst being steps to the white sand and blue ocean of prestigious Palm Beach.

Live in, rent, invest, lock and leave holiday abode or explore short term accommodation opportunities - the option is yours. This unique residence showcases the latest in functional multi-level floor design whilst being aesthetically pleasing, all with a laidback coastal vibe.

Perfectly positioned this home reveals a thoughtfully designed floorplan spanning over three generous levels. The perfect investment, in a red hot locale with a self contained apartment appraised at \$470pw and upstairs has been appraised at \$950pw (total return approx. \$1420 p/w).

Palm Beach is a highly sought after location for families that has gained growing popularity for its charm and relaxed vibe. It provides close proximity to many Gold Coast attractions, Burleigh to Coolangatta CBD, M1 motorway, Tugun Village, Billing, and Gold Coast International & domestic airport.

### Also Features:

- 4 bedrooms, 3 bathrooms with single lock-up garage and single carport
- Great separation on offer between your master suite & guest bedrooms
- Separate living spaces perfect for creating space between yourself and kids
- Inground pool perfect for those summer months
- Relax & unwind in the sumptuous master suite complete with its own private balcony
- The kitchen proudly sports a large feature island bench, perfect for the quick breakfast on the go or family gathering. This area is the heartbeat of the home opening up to your outdoor patio area. The perfect spot to sit, coffee in hand letting minutes drift by
- Air conditioning throughout for year-round comfort
- Centrally located to make the most of both Palm Beach and Burleigh Heads, within minutes to Burleigh Headland & its scenic beach walking tracks plus it's many wonderful cafes/restaurants and bars in the James Street precinct. Moments to Palm Beach's restaurants Balboa, The Collective & many more to discover. Situated within close proximity to the stunning still water estuary at Tallebudgera and Currumbin
- The ultimate in carefree living, the fully-fenced yard requires minimal maintenance with room for the kids to enjoy your inground pool
- Close to many well-renowned schools (within catchment for PBC high school), farmers markets at Palm Beach every Saturday for your fresh fruit and vegetables

Palm Beach is gated by two pristine still water estuaries and iconic headlands with Burleigh to the north, Currumbin down to the south and the beautiful valleys and rock pools of Currumbin Valley and Tallebudgera behind you. The best of both worlds.

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