

**21 Sixth Avenue, Palm Beach, QLD, 4221**

**House For Sale**

Thursday, 14 November 2024



21 Sixth Avenue, Palm Beach, QLD, 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Coastal lifestyle with development or dual-living potential

Perfectly situated just 350m from the picturesque Palm Beach foreshore, this classic family home comes to the market for the first time in 52 years delivering an enticing market opportunity. Set out over a versatile floor plan, it is presented perfectly for move-in living as well as providing growth and dual-living options that capitalise on its enviable location.

A multi-zoned layout is perfect for family flexibility with open-plan living and dining, second living room and a light-filled sun room offering excellent options to unwind or connect as desired; a high raked ceiling amplifying natural light throughout. Benefitting from a previous upgrade, there is plenty of storage in the contemporary kitchen, supported by quality appliances and expansive stone.

Covered decking overlooks the flat, fenced yard where there is plenty of space for children and pets to play. You can host family and friends in comfort or extend entertaining to the covered patio downstairs.

Two bedrooms and a well-presented bathroom sit on the upper level with spiral stairs connecting down to another large bedroom and second bathroom. Together with a spacious multi-purpose room and the options for private external entry, there is scope for those seeking to create self-contained dual-living. Additional features include a garden shed, air-conditioning, large garage with storage, and single carport.

Sitting in a premium coastal suburb that guarantees growth and demand, location has never been better with kilometres of seaside just a five minute walk away. There is prime access to boutique shopping, cafe's and extended dining precincts while lifestyle convenience is in abundance with brilliant access to a range of schooling options as well as public transport and major transport corridors.

- 405m<sup>2</sup>

- Flexible double-level layout just 350m from the Palm Beach coastline!

- Open-plan living and dining with raked ceilings plus second living room

- Updated kitchen with excellent storage, quality appliances and stone

- Covered rear deck plus downstairs covered patio

- Fenced and flat backyard

- Three bedrooms; one including built-in storage

- Two well-presented bathrooms; one on each level

- Large lower multi-purpose room with private entry and scope to create dual living

- Garden shed/air-conditioning/garage with storage and single carport

- Walk to patrolled beaches, boutiques, dining and shopping

- Central to numerous schooling and major transport corridors