

201/4 Seventeenth Avenue, Palm Beach, Qld 4221

— **Coastal**

Sold Unit

Thursday, 2 January 2025

201/4 Seventeenth Avenue, Palm Beach, Qld 4221

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Josie Ross



Guy Powell

0413030851

Offers Over \$735,000

This is an incredibly rare opportunity to experience a lifestyle of exclusivity and convenience in the heart of Palm Beach. Perfectly situated mere footsteps to the sand and surf within the prestigious 'Hemingway' building, this one-bedroom, one-bathroom residence is your key to embracing all that this lifestyle location has to offer. The functional floor plan is designed with relaxed easy living in mind. Combining a harmonious blend of luxe coastal living with everyday comfort, this light-filled apartment offers seamless indoor/outdoor flow. Coastal style tones, textures, finishes with high ceilings and layered lighting add to the minimalistic luxury feel. Well-equipped modern kitchen with quality Miele appliances, gas cooking, integrated dishwasher, an abundance of storage and mirrored splash backs. Open plan living and dining areas flow seamlessly to the private balcony which overlooks the hinterland, creating the perfect space to relax and unwind of an afternoon. Light-filled bedroom with both built-in and walk through robes, stylish ensuite with floor to ceiling tiles and dual access. European style laundry and secure allocated basement carparking space. Positioned on the corner of Jefferson Lane and Seventeenth Avenue in the heart of Palm Beach, the highly desirable 'Hemingway' is a stunning collection of 78 beachside residences across 13 levels. Relish in luxurious amenities including a North-East facing pool with ocean views, residence dining, outdoor BBQ area, outdoor showers, secure surfboard storage and direct access to the beachfront. Located just footsteps from the sandy shores and rolling waves, embrace the coastal lifestyle with easy access to world class beaches, restaurants, cafes, supermarkets, schools, parklands, Tallebudgera Creek, and public transport. Whether you're seeking a low maintenance yet luxurious lock-and-leave residence or a modern beach home, this property is designed to complement the desire for an unrivalled lifestyle.

Property Features:

- Near new one-bedroom, one-bathroom luxury apartment
- Located within the desirable 'Hemingway' building
- Modern kitchen with Miele appliances, integrated dishwasher, gas cooking and plenty of storage
- Open plan living and dining areas with engineered oak timber flooring
- Private balcony with hinterland views
- Oversized bedroom with built-in and walk through robes
- Stylish bathroom with dual access from the bedroom and living area
- Secure basement carpark
- Exclusive surfboard storage on the ground floor with direct pedestrian access to the beachfront
- Sundrenched swimming pool with ocean views
- Residence entertaining and BBQ area
- Outdoor showers
- Developed by Hirsch & Faigen, in partnership with well renowned Rothelowman Architects and built by Hutchinson builders
- Mere footsteps to world class beaches, restaurants, cafes, bars, parklands, schools and public transport

Property Specifics:

- Council Rates: \$1,025.18* per half year
- Water Rates: \$337.43* per quarter
- Rental Appraisal: Estimated rental income of \$700 - \$750* per week
- Body Corporate: \$85* per week*Approx.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.