



**SOLD**

## 'MAGNOLIA' CONTACT AGENT AS NEW, MOVE INTO PALM BEACH NOW.

A must-see opportunity in Palm Beach""

Amazing lifestyle or investment with an 5.5% return, and full tax offsets, lock in today with certainty and move now

Magnolia... This ultra-modern, clean-lined, resort living unit facing the beach is setting new standards in quality. Here in a quiet and peaceful community, on par or better than anything available on the market today.

On the doorstep are the trendy Palm beach hot spots with surf clubs, café, restaurant, bar and retail shopping, and just around the corner to Burleigh heads with endless options. Perfect as new condition. ONLY 4 MONTHS OLD. The apartment is situated on the 3rd floor, facing East over the beach delivers a modern yet functional generous size layout for simple easy living.

Some of the features:

- 2 spacious bedrooms - Plus Study - 2 bathrooms
- Over the road to the amazing 'Palm Beach'
- Refreshing flow through sea breezes
- Stunning stone benchtop kitchen with Smeg appliances
- Timber floors
- Great beach side covered entertainment terrace
- Loads of storage
- Generally pet friendly
- And all the other features you would expect

\*\*\*\*\*Please note Visitor parking is under the building via Brooke Ave\*\*\*\*\*

Resort Community faculties include:

- Pool with sunken lounge area and sun deck
- Resident private lounge area
- Guests entrance area
- BBQ and entertainment undercover area

**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$842,000

**OPEN FOR INSPECTION:**  
N/A



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**FLOOR PLAN**

Internal Area: 93m<sup>2</sup>  
Balcony Area: 19m<sup>2</sup>  
Total Area: 112m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



**2302/1328 Gold Coast Highway, Palm Beach, QLD, 4221**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.