



Waterfront paradise a stone's throw from the beach

Welcome to 10 Dolphin Court, where your backyard offers a sparkling water playground where kids splash around and neighbours swim laps, paddleboard, kayak, fish and boat to the magical Tallebudgera Creek ('Tally'). This is your opportunity to secure the lifestyle of your dreams.

Located on a quiet cul-de-sac - on one of the closest waterfront blocks to the beach - the position of this 5-bedroom family home is as good as it gets. Wake up to the sun rising over the water, check the tide by looking out your window, and decide on the day's conquests; whether that be a stroll for a coffee and beach swim, surf at the Palmy Reef or boating adventure to find your own secret beach in Tally. The option is yours – and there are plenty.

Offering a highly functional layout, this home was designed to maximise the tantalizing water and mountain views on offer. The kitchen, living and dining areas flow effortlessly out to the covered alfresco dining and colossal deck space that spans as close to the water as you can get. Upstairs there are 4 bedrooms, including the master with ensuite that can be accessed via lift. Both the master bedroom and 2nd bedroom offer substantial balconies overlooking

5 2 2 607 m2

Price

Expression of Interest

Property Type

Residential

Property ID

1

Land Area

607 m2

Agent Details

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Office Details

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Riley
REAL ESTATE

the canal and hinterland beyond.

This home has it all:

- 607sqm flat block with 18.3m of water frontage
- 5 Bedrooms with 2 living areas
- Two renovated bathrooms servicing upstairs bedrooms; powder room downstairs
- Direct ocean access through Tallebudgera Creek
- Mesmerising hinterland mountain views
- Walk to beach - one of the closest waterfront blocks to the beach on the Gold Coast
- Boat ramp with new artificial turf installed
- Immaculate turf placed to the water's edge spanning the entire 18.3m of frontage
- Large, north facing yard perfect for your furry friends or sparkling pool
- Master with ensuite, private balcony and walk in robe
- Bedroom 2 with private balcony offering spectacular mountain views
- Lift from ground floor to master bedroom - all the benefits of single-level living while maximising space and water frontage.
- Two-car lock up garage with plenty of storage space
- Off-street parking for additional two cars
- Split system air conditioning in downstairs living/kitchen/dining area
- 5 minute walk to Palm Beach State School
- 5 mins to M1 Motorway (can go southbound without ever running into a light!)
- 15 mins to Gold Coast Airport

Mainly flat and sandwiched by two stunning estuaries in Currumbin and Tallebudgera (where you will have direct access!), Palm Beach offers the perfect sanctuary to call home. Add a thriving café and dining district, close proximity to motorway, long-spanning white beach with world-class waves - it is no wonder that 'Palmy' is fast becoming the Gold Coast's most desirable suburb. **Secure your slice of paradise by getting in touch with Drew Riley and arrange your inspection today!**

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