

Sold



9 Fifteenth Ave, Palm Beach



## Steps from the Surf: Rare Beachside Gem in Prime Position

Perfectly positioned only a stone's throw from the beach—with direct pedestrian crossing access—this property offers one of the best locations outside of beachfront in all of Palm Beach. Whether you're dreaming of preserving its quintessential beach shack charm, creating an architectural masterpiece, or maximising its development potential, 9 Fifteenth Ave is the perfect canvas in an unbeatable location.

### Highlights:

- 3-bedroom home, mere footsteps from the beach
- Set on quiet, wide street
- Peacefully setback from GC highway, but still only 170m from the beach
- Air conditioning for year-round comfort
- Premium north-facing rear yard
- Amazing retro feel with high ceilings and hardwood flooring
- In sought after PBC school catchment
- Zoned for 3 levels with a 15m height allowance (compared to the standard 2 levels, 9 metres)
- Prime duplex development potential (STCA)

🛏 3 📶 1 🚗 2 📏 405 m<sup>2</sup>

### Price

SOLD for  
\$1,555,000

### Property Type

Residential

### Property ID

24

### Land Area

405 m<sup>2</sup>

### Agent Details

Drew Riley - 0468380388

### Office Details

Riley Real Estate  
35/22 Goodwin Terrace Burleigh  
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**Riley**  
REAL ESTATE

- One of the few properties in Palm Beach fully outside the GC flood risk zone (source: GC council flooding maps)

**By foot:**

- 2-minutes to the surf
- 5-minutes to Palmy Reef
- 5-minutes to Palm Beach State School
- 10-minutes to Palm Beach's best restaurants (Balboa, Frida Sol, Palmy Surf Club)
- 10-minutes to Coles
- 10-15 minute walk to Tallebudgera Creek

**By car:**

- 5-minutes to Burleigh Headland
- 15-minutes from GC Airport
- 1 hour to Byron Bay

Mainly flat and sandwiched by two stunning estuaries in Tallebudgera and Currumbin, Palm Beach offers the perfect sanctuary to call home. Add a thriving cafe and dining district and long-spanning white beach with world-class waves (which you are mere footsteps from) - it is no wonder why 'Palmy' is fast becoming the Gold Coast's most desirable suburb.

Opportunities to secure a beachside gem in this price range are rare and sell fast. Don't miss out—contact Drew Riley today to arrange a viewing.

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