

Floor Plan



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Rhys Willemouth | 0405 140 914

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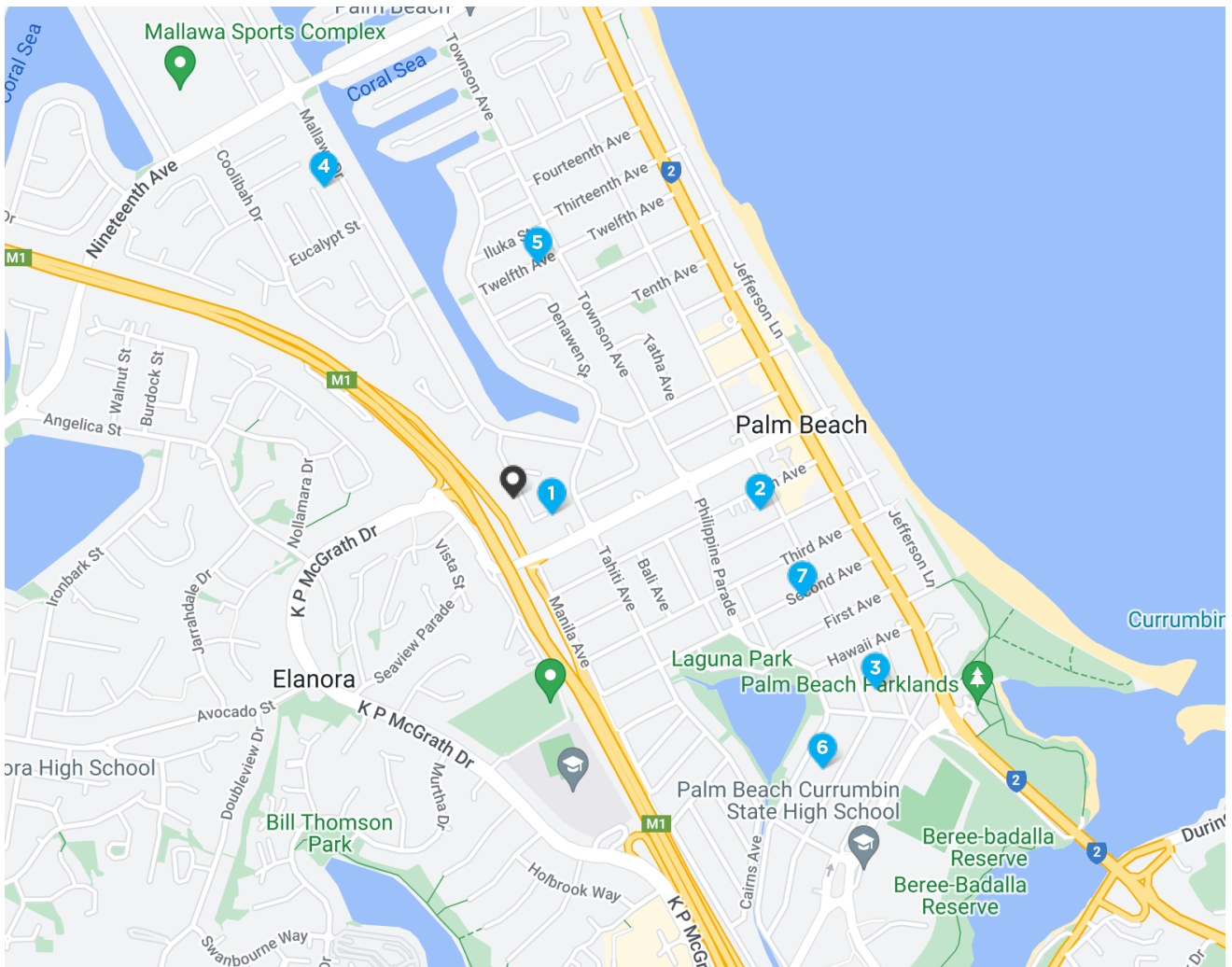
PROPERTY DETAILS

FLOOR AREA SIZES
 Internal 180m²
 Patio & Porch 23m²
 Total 203m² or 21 Squares

19 Colvillea Court
PALM BEACH
 Block Size 671m²


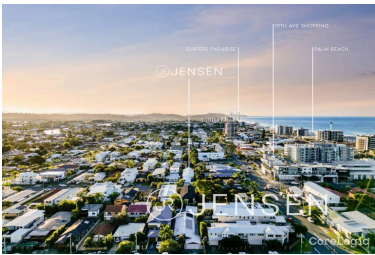
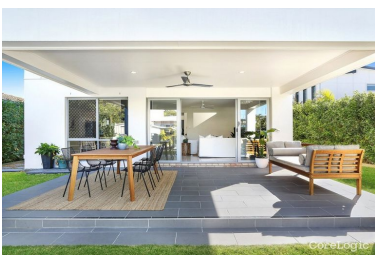
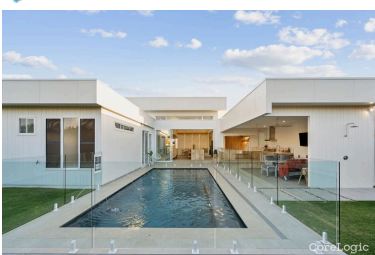
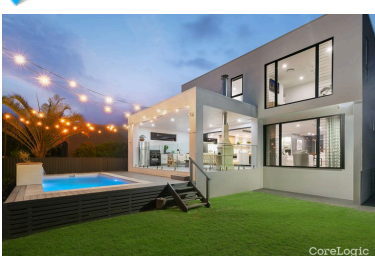
puredeign PLANS FOR PURPOSE
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Comparables Map: Sales



1 35 COLVILLEA COURT PALM BEACH QLD 4221	4	3	4	\$2,005,000
2 35 FOURTH AVENUE PALM BEACH QLD 4221	3	2	2	\$2,350,000
3 103 LEYTE AVENUE PALM BEACH QLD 4221	4	3	2	\$2,440,000
4 11 SYCAMORE PLACE PALM BEACH QLD 4221	4	3	2	\$2,570,000
5 42 TWELFTH AVENUE PALM BEACH QLD 4221	5	3	4	\$2,775,000
6 54 LEYTE AVENUE PALM BEACH QLD 4221	4	3	2	\$2,225,000
7 34 SECOND AVENUE PALM BEACH QLD 4221	4	2	2	\$2,300,000

Comparable Sales

1	35 COLVILLEA COURT PALM BEACH QLD 4221	Sold \$2,005,000
	<p> 🏠 4 🚰 3 🚗 4 📏 707m² 📐 307m² Year Built 1980 DOM 78 Sold Date 11-Oct-22 Distance 0.12km First Listing Offers Over \$2,359,000 Last Listing Offers Over \$1,999,000 </p>	
2	35 FOURTH AVENUE PALM BEACH QLD 4221	Sold \$2,350,000
	<p> 🏠 3 🚰 2 🚗 2 📏 506m² 📐 - Year Built 1980 DOM 8 Sold Date 10-Jun-24 Distance 0.67km First Listing - Last Listing - </p>	
3	103 LEYTE AVENUE PALM BEACH QLD 4221	Sold \$2,440,000
	<p> 🏠 4 🚰 3 🚗 2 📏 524m² 📐 233m² Year Built 2014 DOM 52 Sold Date 09-Apr-24 Distance 1.11km First Listing Auction Last Listing \$1,195,000 </p>	
4	11 SYCAMORE PLACE PALM BEACH QLD 4221	Sold \$2,570,000
	<p> 🏠 4 🚰 3 🚗 2 📏 607m² 📐 278m² Year Built 1985 DOM 20 Sold Date 12-Jun-24 Distance 0.97km First Listing - Last Listing - </p>	
5	42 TWELFTH AVENUE PALM BEACH QLD 4221	Sold \$2,775,000
	<p> 🏠 5 🚰 3 🚗 4 📏 521m² 📐 406m² Year Built 2020 DOM - Sold Date 02-Feb-24 Distance 0.63km First Listing - Last Listing - </p>	

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

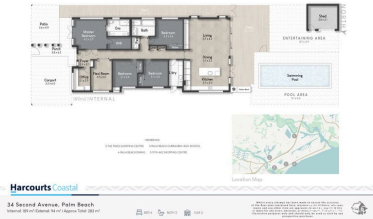
Comparable Sales

6 54 LEYTE AVENUE PALM BEACH QLD 4221 **Sold** **\$2,225,000**



🏠 4 🚰 3 🚗 2 📏 508m² 🏠 165m²
 Year Built 1970 DOM 19
 Sold Date 14-Sep-23 Distance 1.12km
 First Listing FOR SALE
 Last Listing FOR SALE

7 34 SECOND AVENUE PALM BEACH QLD 4221 **Sold** **\$2,300,000**



🏠 4 🚰 2 🚗 2 📏 506m² 🏠 190m²
 Year Built 1980 DOM 24
 Sold Date 07-Oct-23 Distance 0.84km
 First Listing Auction On-site
 Last Listing Auction On Site

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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