



**Price: \$1,100,000**

**MLS Number: RX-11131481**

**Condo**

**301 Australian Avenue Unit 306, Palm Beach, Florida 33480 USA**

**Beds: 1**

**Baths: 1**

**Taxes: \$5,905**

**Living Area: 789**

**Unit: 306**

**Total Units: 80**

**HOA Fees: \$1,297**

**Year Built: 1926**

**Subdivision: BRAZILIAN COURT HOTEL AND CONDO**

# ABOUT THIS PROPERTY

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Most romantic Palm Beach retreat at the quintessential historic Brazilian Court, just steps from Worth avenue. Elegant private 1 bedroom 1 bath, fully furnished, extending into an oversized roof terrace overlooking the tranquil courtyard with its fountain and lush vegetation. Luxurious accommodations, impeccable service and amenities include maid service, fitness center, Salon and acclaimed Cafe Boulud Restaurant. Unit owners enjoy the privileges of hotel guests including access to concierge services, fitness, pool, spa, and of course, room service from Cafe Boulud! Additionally, unit owners may choose to offer their property in the Brazilian Court's full-service rental program and earn income when not in residence.

## FEATURES

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|               |                                                          |
|---------------|----------------------------------------------------------|
| Construction: | Concrete Block Stucco                                    |
| Exterior:     | Deck, Patio                                              |
| Financial:    | Lease Option                                             |
| Flooring:     | Carpet, Hardwood Floors                                  |
| Heat/Cool:    | Central Air Conditioning, Central Heat, Electric Heating |
| Inclusions:   | Refrigerator                                             |
| Interior:     | Dry Bar, Wetbar                                          |
| Scenery:      | Garden View                                              |
| Style:        | Mediterranean Style                                      |

PROPERTY  
LOCATION

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