



**Price: \$325,000**

**MLS Number: RX-11096448**

**Condo**

**300 Australian Avenue Unit 1401, West Palm Beach, Florida 33401 USA**

**Beds: 1**

**Baths: 1**

**Living Area: 779**

**Unit: 1401**

**Total Units: 307**

**HOA Fees: \$779**

**Year Built: 2007**

**Community: The Edge**

**Subdivision: EDGE CONDO**

# ABOUT THIS PROPERTY

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Welcome to The Edge--West Palm Beach's premier modern retreat! This unfurnished 1BR/1BA condo features an open layout with granite countertops, stainless steel appliances, 10-foot ceilings, and a private balcony with tranquil views. Enjoy easy access, assigned parking, and pet-friendly living. Resort-style amenities include a 25m pool, hot tub, state-of-the-art fitness center, clubhouse, business center, and 24-hour attended lobby. Walk to downtown, train, shops, dining, and more. Investors: rent up to 12x/year! Experience the vibrant lifestyle of The Edge, with easy access to Rosemary Square, Clematis Street, Kravis Center, festivals, grocery stores, and theaters. Perfect for both year-round living and investment! Motivated Seller! Easy To Show.

## FEATURES

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|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | On-site Guard                                                                                                                                                    |
| Construction: | Concrete Block Stucco                                                                                                                                            |
| Exterior:     | Balcony                                                                                                                                                          |
| Financial:    | Lease Option                                                                                                                                                     |
| Flooring:     | Carpet, Tile Flooring                                                                                                                                            |
| Heat/Cool:    | Central Air Conditioning, Central Heat, Electric Heating                                                                                                         |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Washer, Clothes Dryer, Range and Oven |
| Interior:     | Fire Sprinkler System                                                                                                                                            |
| Parking:      | Assigned Parking                                                                                                                                                 |
| Rooms:        | Living/dining Room Combination                                                                                                                                   |
| Scenery:      | Ocean View, Intra-coastal, City Lights View                                                                                                                      |
| Style:        | Contemporary                                                                                                                                                     |

PROPERTY  
LOCATION

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