

# HEDGES

House of the Day

## New Palm Beach Home Sells for \$13.5M Near Worth Avenue

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The home at 422 Australian Avenue in Palm Beach, just three blocks from Worth Avenue, sold for \$13.5 million on March 2.

Daniel Petroni Provided by Margit Brandt of Premier Estate Properties

Margit Brandt of Premier Estate Properties closed another Palm Beach sale, this one for \$13.5 million.

The newly finished 3,765-square-foot Mediterranean residence, in the middle of Palm Beach Island, sold for \$3,586 per square foot, well above Palm Beach's market average. The median sale price per square foot in Palm Beach is around \$1,730 per square foot, according to Redfin's March 2026 report.

After all, the modern home at 422 Australian Avenue comes with all quintessential island finishes, according to Brandt.

Finished in 2025, the turn-key property boasts classic tropical details, such as Cypress trim and Dominican Coral hardscape, French limestone floors throughout the first floor, hardwood on the second floor, and an open-concept layout.



A pool and an outdoor loggia make up the outdoor space.

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The home offers plenty of natural light throughout, thanks to walls of windows and glass doors and high ceilings.

In the living area, there is a stone fireplace and French doors that lead out to the pool. The adjacent kitchen offers a large center island with seating and built-in appliances.

A nearby laundry room features the same high-end cabinetry as the kitchen.



The open-concept layout includes the kitchen with a large center island and high-end cabinetry and appliances.

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The dining room sits underneath a trayed ceiling with recessed lighting. Arched casement windows look out at the pool.

An elevator services both levels of the home.

There are four bedrooms and five-and-a-half bathrooms, including a primary suite on the second level, which features dual bathrooms and closets, a sitting area, a wet bar and a private terrace overlooking the pool.

An outdoor loggia leads out onto the pool area, which includes a fountain wall. There is also an outdoor shower for washing off chlorine and sand.

A one-car garage completes the home.

Located in midtown, the new owners will enjoy being only three blocks from high-end shopping and dining on Worth Avenue. It is also close to the Palm Beach Marina and Park.

The deal closed March 2.

Brandt listed the home in April 2025 for \$13,999,000.