



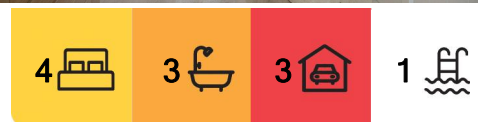
Ashmore, 82 Currumburra Road

SOLD – Hidden Dual Living Coastal Hamptons Style Oasis

Auction Location: On-Site

Behind the fully secure front gate and fence of 82 Currumburra Road "Hillie House" lies a home that truly must be seen to be appreciated. With the well throughout and tasteful renovations creating a calming, warm & beautiful space for your family to enjoy. From the tropical pool and entertaining space to the home theatre to the guest house "Hillie Pool House" – this is one home you don't want to miss!

A home like this will cater for every family and ensure enough separation and space and/or additional income for some extra family vacations! If you're a large



For Sale

SOLD

View

ljhooker.com.au/NNGHHD

Contact

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extended family the "Hillie Pool House" provides a great space for parents or grown up kids to live but still enjoy their own space. Alternatively, and as it is run now, the "Hillie Pool House" is set up as an Air BnB generating over 58k/annum running with extremely high occupancy rates. So whether you're a family looking for additional income, or an investor looking to capitalise on returns. Look. No. Further.

As you enter you are greeted with a large custom designed entrance which instantly gives you a feeling of luxury and quality certainly matched with the first impressions! The large open plan living space centred by a modern kitchen is the centrepiece of the home — an area the family inspired chef will love to put together some MasterChef quality meals. Neutral colour tones along with the windowpane along the bench top bring the backdrop of the lush tropical garden inside adds to the ambience of this family space.

Hybrid timber flooring throughout and low maintenance surrounds ensures this is a home your family can live in and enjoy! The bedrooms are generous in size and offer ceiling fans and built ins. The master bedroom offers a real parents retreat. The spacious bedroom is accompanied with walk-in robe leading to your ensuite with floor to ceiling tiles and modern stylish fittings. At the rear of the room is a private escape where you can enjoy the afternoon sun, a great place to unwind.

For those of us the home office can be an important part of our homes. This is a space you'll love to spend those hours working away as the room embraces lots of natural light and features a built-in desk with shelving. Complimented with a double French door entrance leading to the entertainment space offering your tropical oasis as your outlook.

True dual living spaces are hard to come by, and more so ones that offer this kind of style and comfort. Whether it's somewhere for extended family, kids who haven't left the nest or you're looking for a fantastic additional income opportunity — this will impress! With its own separate entrance, the guest house provides a space in reflection of the home but with its own special feel.

Perfectly positioned on the northern side of the block is an entertaining space and pool area that will be the envy of your friends. The backdrop, lush tropical plants surrounding an inviting space your family will love. Some well positioned easy to maintain lawn areas means there's room for the kids and pets to play also softening up the space.

Now picture this – Sunday afternoon, it's been a long weekend and you're wanting to unwind with a glass of wine over after a long day in the sun by the pool. A moment of peace and quiet while the kids are tucked away in your very own mini home theatre. Sound proofed and fitted with surround sound and double electric recliner chairs it's the ultimate experience of comfort and entertainment! With the doors closed the fibre optic star ceiling truly makes you feel like you teleported to the cinemas.

Hillie House:

-Kitchen fitted with new black Fisher & Paykel Appliances & wine fridge & plenty



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of storage

- Low maintenance hybrid flooring
- Speaker system throughout the home
- Square set ceilings
- New windows frames throughout the home
- New custom-made French doors throughout the home
- Airconditioned open plan living space
- Built in entertainment unit
- LED downlights
- Under bench lighting throughout creating a layer of warmth and ambience
- Generous sized bedrooms
- Master bedroom with aircon & private outdoor entertaining area
- Bathrooms fitted with floating vanity, rainfall shower heads and quality finishings
- Study with double door French doors leading to outdoor entertaining area
- Sheer curtains throughout
- Outdoor entertaining fitted with 4 Bose 251 outdoor speakers
- North facing resort feel pool surrounded by frameless glass fencing
- Outdoor shower
- Lush tropical gardens
- Low maintenance surrounds
- 12kW solar system with 32 panels

Hillie Pool House

- Kitchenette with plenty of bench space with stunning pool outlook
- Separate entrance
- Private courtyard with built in bench seating
- Front porch with Hamptons style feel with retro style tiling and outdoor ceiling fan
- High ceiling with square set finish
- Bedroom with glass wardrobes that lead through to ensuite
- Currently used as Air BnB (current income 58k annum)

Mini Home Theatre

- 65inch Samsung Neo mini LED smart TV
- Bower & Wilkinson front and centre speakers
- Kilpach surround speakers
- Wharfedale subwoofer
- Onkyo Receiver
- Multi colour LED strip lighting
- Fibre optical star ceiling
- Mini bar fridge
- Harvey Norman double electric recliner chair

Surrounds

- Low maintenance 686sqm block
- Secure front entrance with electric sliding gate
- Room for boat or small caravan or additional car
- Manicured gardens throughout
- Sonos speaker in front garden



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-Private and secure space for kids and pets to play

Disclaimer:

Important Notice: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Broadbeach or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.

More About this Property

Property ID	NNGHHD
Property Type	House
House Size	215 m ²
Land Area	686 m ²
Including	Study Air Conditioning Pool Courtyard Outdoor Entertaining

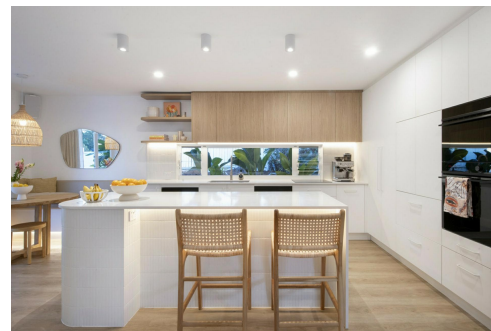
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Sean Clifton
0402 958 514

82 Currumburra Rd
Ashmore

4 + study

3

2

Internal: 176 m²
Covered External: 39 m²
Total Floor Area: 215 m²
Total Land Area: 686 m²

felt
IMAGERY

This plan is for illustrative purposes only.
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www.feltimagery.com.au



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