



20 Carlyle Drive, Currumbin

## Coveted Currumbin Pocket with Separate MPR Office

Auction Location: On Site




Seeking a home with separate office, or man-cave? Take a closer look at this man-cave that has its own bathroom and kitchen facilities.

This could be Currumbin's best-value opportunity.

Positioned high and dry, capturing tranquil bush outlooks and beautiful morning sunshine, this inviting Currumbin home offers the lifestyle buyers chase-and the growth they don't want to miss.

Set in one of Currumbin's most tightly held neighbourhoods, it's easy to see why owners rarely leave. Beyond the welcoming community and unbeatable convenience to beaches, cafes, the airport and major amenities, the area has delivered over 60% growth in the past five years, supported by 14% annual price growth. A standout performer on the southern Gold Coast.

The home itself is neat, comfortable, and ready to enjoy now, with three bedrooms plus a versatile multi-purpose retreat complete with its own bathroom-perfect for guests, a home office or future fourth

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### AUCTION

Wed 24th Jun @ 11:00AM

### VIEW

Sat 20th Jun @ 9:30AM - 10:00AM

### AGENTS

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### AGENCY

LJ Hooker Southern Gold Coast  
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bedroom.

There's excellent under-house storage for all the lifestyle essentials, plus exciting potential to extend the home forward-creating additional internal living space and enhanced car accommodation (STCA)-allowing you to further capitalise on this blue-chip position over time.

Move straight in, enjoy the elevation and outlook, and secure your place in one of Currumbin's most tightly held pockets, before the next wave of growth takes hold.

- Close to the beach, specialty stores, cafes, restaurants, retail, the airport and hospitals
  - Within the Palm Beach Currumbin High School Catchment area
  - Walk to the Currumbin Wildlife Sanctuary
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- \* Disclaimer: All parties acknowledge the multi-purpose room at the rear of the property is an approved shed only, and not considered a habitable space.

**Disclaimer:**

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

**MORE DETAILS**

Property ID	1WS1F47
Property Type	House
House Size	157 m2
Land Area	559 m2
Including	Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Water Tank

**Rob Cinelli 0407 212 100**

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Internal: 131 m<sup>2</sup> | External: 26 m<sup>2</sup> | Approx Total: 157 m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

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