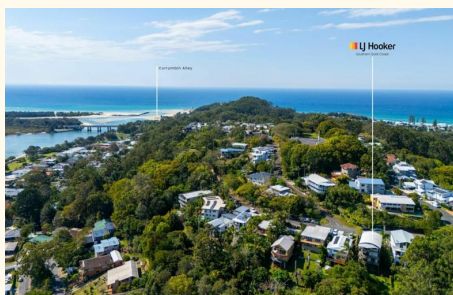




Sold



4 Albany Avenue, Currumbin

SOLD BY HELEN TELFER

Nestled in the serene, family-oriented enclave of Currumbin and tucked away in a peaceful cul-de-sac in one of Currumbin's most sought after pockets. This expansive three-level family home offers the perfect balance of space, lifestyle and stunning natural surrounds. Enjoy elevated living with multiple decks designed to capture the breathtaking hinterland and creek views, where you can unwind with a glass of wine while soaking in unforgettable sunsets.

Step inside to discover open plan living that is airy, light and bright and four well appointed bedrooms and two bathrooms, 2 powder rooms plus a fabulous teenage retreat with its own entry all thoughtfully designed to provide generous accommodation for families or guests.

The current owners have run a successful Airbnb in the downstairs level for the past 8 years making it a great versatile space.

Features:

- . Three spacious levels of versatile living, ideal for families, dual living or work from home options.
- . Four well sized bedrooms and two bathrooms with flexible light and bright living zones.
- . Fabulous teenage retreat/rumpus with its own separate entry.
- . A series of decks and fabulous outdoor entertaining spaces

4 2 2

FOR SALE

Offers over \$1,800,000

AGENTS

Helen Telfer
0411 396 950
helen@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

capturing cool breezes and panoramic outlooks.

. Enjoy stunning sunsets and morning coffees taking in the stunning views.

. Private leafy backyard adjoining bush reserve with wallabies and bird life

. Two powder rooms

Whether you're hosting friends on the deck, enjoying quiet mornings with a view or exploring the vibrant Currumbin lifestyle just minutes away, this home is the perfect blend of elevated design and relaxed coastal charm.

Convenient to Currumbin Village local cafes, beaches and the Currumbin Wildlife Sanctuary. Close to several highly regarded schools, including Palm Beach—Currumbin State High School (~1 km away) and Currumbin Community Special School (~1.6 km away), making the location particularly appealing to families. Only 850 metres to Currumbin Creek and just a stone throw from there to Currumbin RSL and 1.3km to stunning Currumbin beach and cafes.

All on a substantial 749sqm block and approximately 388m of internal living space and ideal canvas for both indoor and outdoor living potential.

Be in quick or you will miss out!

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	1VB8F47
Property Type	House
Land Area	749 m2

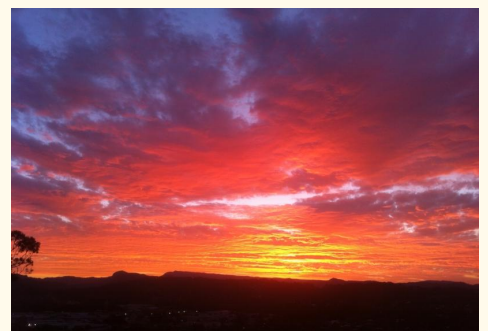
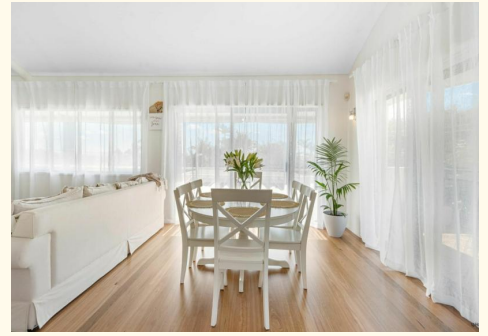
Helen Telfer 0411 396 950

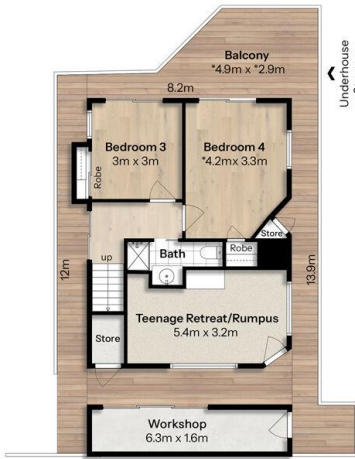
Sales & Marketing Specialist | helen@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au





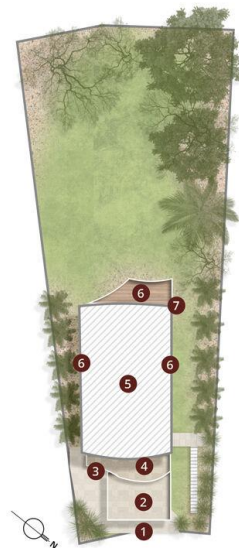
Lower Floor



Ground Floor



First Floor



Albany Avenue Site Plan

Legend

- 1. Driveway
- 2. Double Garage
- 3. Entry
- 4. Terrace
- 5. Residence
- 6. Decks
- 7. Underhouse Storage



4 ALBANY AVENUE
Currumbin

Internal, Garage	237m ²
External	151m ²
Total Area	388m ²
Land Area	750m ²

- 4 + Retreat
- 2 + Powder
- 2

BIANCO STUDIO
Disclaimer

Social Lab

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

