



4 Alpha Avenue, Currumbin

SOLD BY JO ELWIN & JO LYNCH

Welcome to Aeri on Alpha - A brand-new, North-facing, single-level home, where modern design meets functional family living. Move in by Christmas, and secure a spot in the sought-after catchments of PBC High School and Currumbin State School for 2026.

From the moment you step inside, you will love the grandeur of the vaulted 5.4 meter raked ceilings extending through to the living area, creating a sense of space while balancing warmth and luxury.

The homes' layout has been thoughtfully designed, with two living zones, and a central inter-connecting hallway running the length of the residence. At the heart of the home, the chef's kitchen features striking Italian marble, dual Smeg ovens, double integrated fridge-freezers, pot filler, and two integrated dishwashers. Complemented by a spacious butler's pantry, every detail has been considered.

The light filled open-plan living seamlessly extends to the poolside alfresco lounge and dining space, an ideal place to entertain family and friends, or simply relax.

The generous master bedroom is filled with natural light and bordered

4 2 2

FOR SALE

Sold By Jo Elwin and Jo Lynch

AGENTS

Jo Elwin
0409 429 785
jo@ljhookerpb.com.au

Jo Lynch
0424 420 884
jolynch@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

by a large window that overlooks an internal courtyard featuring one of six striking 35-year-old olive trees. An impressive walk-in robe provides abundant space, while the en-suite is appointed with dual sinks, shower seat, and luxurious rainfall shower.

The secured yard is immaculately landscaped and designed with low maintenance in mind, weekends are yours to enjoy with little work to be done.

Enjoy the convenience of the location, where lifestyle is key. Walk or ride to the creek and enjoy the best of our cafes, wine bars, breweries, restaurants and so much more.

The Features:

- 292m of living space on a 569m section
- Stunning vaulted 5.4m raked ceiling
- 2.7m ceiling height with recessed curtains
- Gourmet kitchen with walnut cabinetry, imported marble benchtops, Smeg appliances, integrated dishwasher and fridge and freezer with plumbing
- Butlers pantry with a deep sink, a second integrated dishwasher, and plenty of storage
- Impressive master bedroom with oversized walk in robe, ensuite, with dual basins and rainfall shower
- Three large carpeted bedrooms with built in robes and ceiling fans
- Second closed-off living area
- Home office thoughtfully located away from the main living area
- Laundry, offering a generous cupboard and bench space, featuring beautiful travertine tiles
- Salt water in-ground pool
- MyHome ducted heating and cooling for all year comfort
- Energy efficient home with Solar power
- Bluetooth ceiling speakers in the covered alfresco with built in BBQ and drinks fridge
- Home security system and IntelliLink Video intercom
- Three-stage inbuilt water filtration system

The Location:

- 500m Currumbin Creek
- 1.3km PBC High School
- 290m Currumbin Primary School
- 5.5km Gold Coast International Airport
- 2.5km The Pines Shopping Centre

To arrange your viewing, please contact Jo & Jo from LJ Hooker Southern Gold Coast.

Jo Elwin - 0409 429 785

Jo Lynch - 0424 420 884

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 1V8NF47
Property Type House
Land Area 569 m2
Including Air Conditioning
Ducted Cooling
Ducted Heating
Alarm
Pool
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels
Liveability

Jo Elwin 0409 429 785

Sales & Marketing Specialist | jo@ljhookerpb.com.au

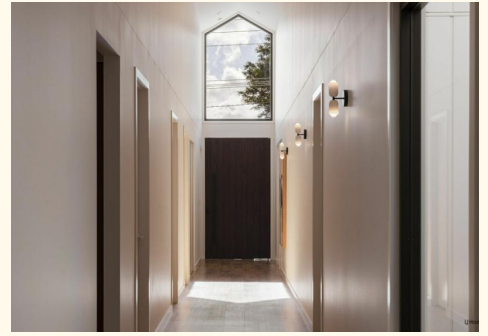
Jo Lynch 0424 420 884

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

LJ Hooker Southern Gold Coast (07) 5534 4033

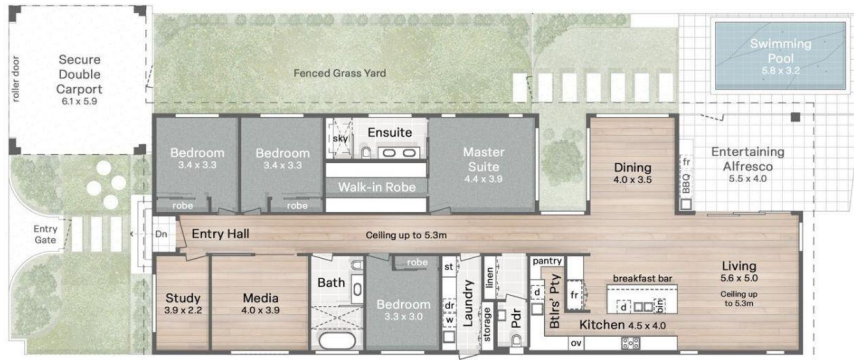
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

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





⌵ NORTH



FLOOR PLAN
2.6m Ceiling

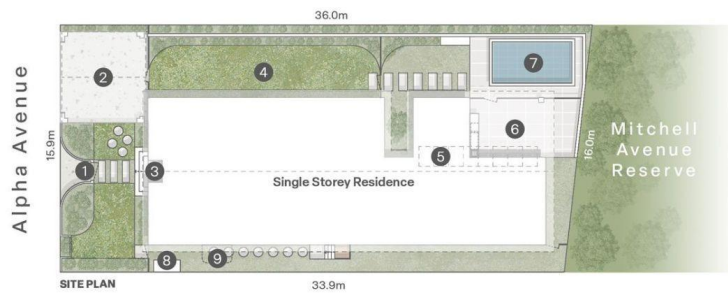
Aerl
4 Alpha Avenue
Currumbin

4 Bed + Media + Study
2 Bath + Powder
2 Car
569m² Land Size

Floor Area Sizes
Internal 234m²
Alfresco & Porch 22m²
Carport 36m²
Total 292m²

Legend

1. Entry Gate
2. Secure Double Carport
3. Entry Porch
4. Fenced Grass Yard
5. PV Solar Panels
6. Entertaining Alfresco
7. Swimming Pool
8. Garden Shed
9. Clothes Line



SITE PLAN

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape and is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au

Jo Elwin
0409 429 785

Jo Lynch
0424 420 884

 **LJ Hooker**
Southern Gold Coast

LJ Hooker

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.

