




1/738 Pacific Parade, Currumbin

2  1  2 

Absolute Beachfront Currumbin Apartment in the Iconic 'Fletcher' Building

Perfectly located opposite the iconic Elephant Rock and Currumbin Surf Club on Currumbin Beach, this renovated beachfront apartment enjoys the most stunning views, from Surfers Paradise in the north to Snapper in the south. This is your opportunity for an unbeatable lifestyle on wonderful Currumbin Beach!

Located on the first level this renovated apartment is at the front of a small, peaceful block of six units. From the huge wrap-around balcony, enjoy never-to-be-built-out panoramic views of the ocean, beach, and the newly upgraded Oceanway.

Featuring spacious lock up garage and large storage laundry area, plus a functional floor plan prioritises connection. Cook, dine, and relax while taking in sea views in the renovated kitchen, dining and living space, or find sanctuary in either of the spacious bedrooms with ocean views.

The building is solidly built and well maintained by a low cost, low hassle, effective body corporate.

FOR SALE
Contact Agent

AGENTS

Erin King
0439 060 535
erin@ljhookerct.com.au

Rachael Sherriff
0412 880 337
rachael@ljhookerct.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**

Currumbin Beach is arguably the most famous of all Gold Coast beaches, featuring Currumbin Alley to the North and the various beaches between Currumbin Rock, Elephant Rock and Flat Rock. Enjoy year-round sunshine, ocean views, cool breezes and the convenience of being directly across from the patrolled beach and a very short, flat stroll to cafes, restaurants, boutique shops and the Currumbin Wildlife Sanctuary.

The property has a great versatility of use as a comfortable apartment to live in, a beach retreat, the ultimate weekender or as an investment property with proven long-term rental, holiday let or short-term rental options. It is only 7mins to Gold Coast Airport or the M1 motorway, and 1 hour to Brisbane or Byron Bay.

Property features:

- Stunning panoramic ocean & beach views opposite iconic Elephant Rock!
- Absolute beachfront position in a prestigious postcode
- Undercover balcony front and side to sit, relax and entertain friends and family
- Open plan living with views of the beach, surf and ocean from all rooms
- Short walk to the trendiest cafes and conveniences the area has to offer
- 'Fletcher' a boutique building (6 lots, 5 owners in total)
- On the Oceanway that runs continuously from Currumbin Alley to Rainbow Bay Beach
- Spacious single lock up garage/two parking spaces (in tandem), additional Visitor parking

Building:

Building name: Fletcher
Building built: 1975
Land size: 521m2 allotment
Consists of: 6 lots

Location features:

The ultimate location opposite Elephant Rock on Currumbin Beach! Great access to the M1, airport, Brisbane and Byron Bay.

Currumbin property market:

The Currumbin beachfront is one of the highest desirable beachfront locations on the Gold Coast. Adding to the appeal of the Currumbin beachfront over neighbouring suburbs north is the current traffic situation the light rail construction is causing which will be a major issue in years to come. Also the new Currumbin oceanway has created one of the most enjoyable beachfront walks on the Gold Coast. Currumbin is the last true beachfront villages on the Southern Gold Coast, since the recent over development in Burleigh, Palm Beach, Kirra, Coolangatta and Rainbow Bay. We recently sold unit 4 'Fletcher' for a record breaking price per sqm for the Gold Coast, again proving beachfront Currumbin to be the best place to live, holiday and invest on the Gold Coast.

Other information:

Body Corporate: \$92.30 per week approximately
Council rates: \$1,686.85 per 6 months approximately
Water rates: \$450.71 per 3 months approximately

Want to know more?

Contact us to receive the property book with outgoings, floorplan and recent sales within the surrounding area to give you some guide of

value.

Private inspections available by appointment only.

Please contact us to arrange your viewing.

Erin King 0439 060 535

Follow on Instagram @erinking.ljhooker

Rachael Sherriff 0412 880 337

Follow on Instagram @rachael_sherriff_ljhooker

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	1V2QF47
Property Type	Unit
Including	Toilets (1)
	Balcony
	Built-in-Robes

Erin King 0439 060 535

Sales & Marketing Specialist | erin@ljhookerct.com.au

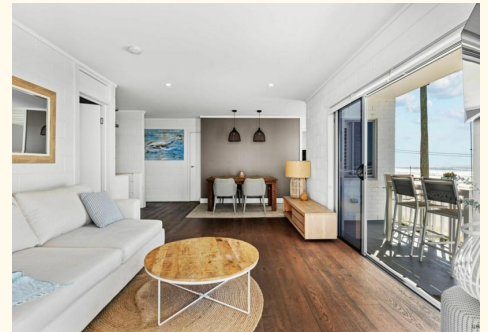
Rachael Sherriff 0412 880 337

Sales & Marketing Specialist | rachael@ljhookerct.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

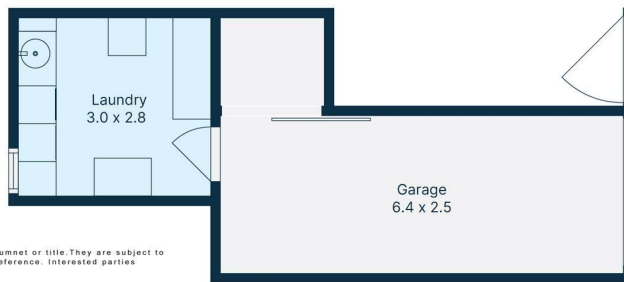


1/738 Pacific Prd
Currumbin

BED 2
BATH 1
CAR 2

INTERNAL 92m²
EXTERNAL 21m²
GARAGE 16m²

TOTAL 129m²



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.