



4/738 Pacific Parade, Currumbin

SOLD BY ERIN KING & RACHAEL SHERRIFF

This property was sold by Erin King for a record price. Thinking of selling? Let's chat

If you are considering selling, please reach out to us so we discuss our sales method that allows sellers to achieve premium prices.

It's more important than ever to choose your agent carefully, it can cost you a difference of 10-20%.

We have achieved numerous building records in recent months.

You can be assured that we will add value to the sale your property:

We are an award-winning agency with a proven track-record selling property on the Southern Gold Coast and in Coolangatta and the surrounding area at premium prices.

We have many current qualified buyers and the largest database on the Southern Gold Coast. We will immediately contact matched buyers and invite them to the first inspection or arrange for private viewings.

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.

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FOR SALE
Contact Agent

AGENTS

Erin King
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Rachael Sherriff
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AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

 **LJ Hooker**

We work with the support of the leading real estate agency company in the country LJ Hooker.

Erin was born and raised on the Southern Gold Coast, and has over 25 years' experience within real estate property sales, extensive knowledge and experience marketing and negotiating property and importantly she understands our local marketplace.

We will devote our time, energy and expertise to finding the right buyer, and entering a competitive offer process to ensure a successful outcome.

We can assure you that we know the process required to market your property and introduce a competitive negotiating situation to achieve the best possible price.

We will manage the entire event with diligence, care, and assure you that we are totally committed to providing you with outstanding service.

If you are thinking of selling or just want to chat about the local market and perhaps to gain an idea of what price your property could achieve, please contact us for a confidential, no-obligation discussion.

We would be delighted to meet with you and provide a realistic market assessment of your property, and some affordable yet effective marketing strategies to ensure you achieve a great result.

Thinking of selling? Let's chat.

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Iconic, Absolute Beachfront Currumbin Apartment. First time ever offered for sale to the public, this truly is an amazing, once-in-a-lifetime opportunity to own this absolute beachfront apartment.

The property is located perfectly, opposite the iconic Elephant Rock and Currumbin Surf Club on Currumbin Beach. It 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!

The apartment is at the front and top floor 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.

The functional floor plan prioritises connection without compromising on privacy. Cook, dine, and relax while taking in sea views in the charming original kitchen, dining and living space, or find sanctuary in either of the spacious bedrooms with ocean views.

The apartment has brand new ducted reverse cycle air conditioning, windows, curtains and blinds as well as timber ceiling fans, VJ feature walls and freshly sanded solid blackbutt hardwood flooring.

On the ground floor the property has an oversized under-cover carport and a ground floor room with window, plumbing, its own entry door and direct access to both sides of the building: it is currently being used as large lockable laundry and storage room for bikes and watercraft but could be converted for other purposes.

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

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
- A boutique building of only six lots, 5 owners in total, only 4 other owners
- On the Oceanway that runs continuously from Currumbin Alley to Rainbow Bay Beach
- Two parking spaces (in tandem), with additional Visitor parking

Building:

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

Outgoings:

Council rates: \$2,283.98 per 6 months approximately
Water rates: \$336.61 per 3 months approximately
Body corporate: \$92.30 per week approximately

Location features:

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

Want to know more?

Please contact Erin King to arrange your viewing on mobile 0439 060 535.

Follow Erin King on Instagram

@erinking.ljhooker

Disclaimer: This property is being sold by Auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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

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MORE DETAILS

Property ID	1U77F47
Property Type	Unit
House Size	73 m2
Including	Air Conditioning Toilets (1) Balcony

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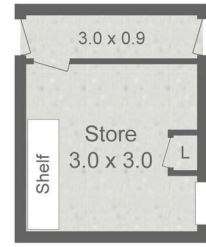
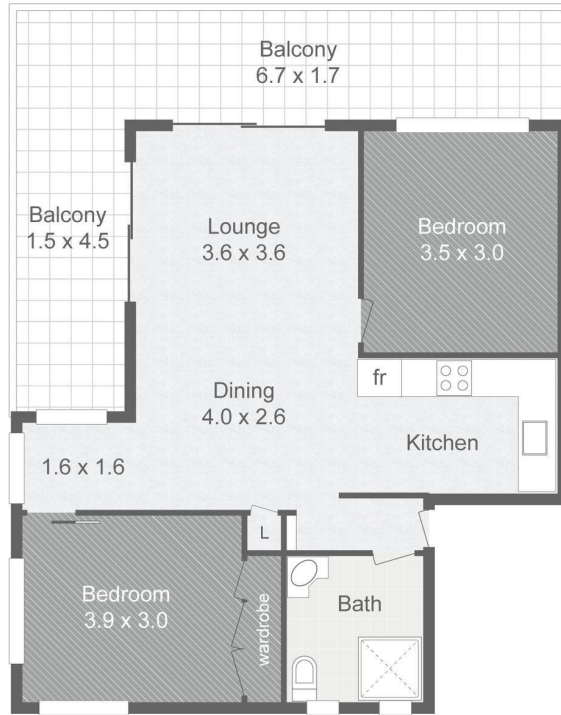


4/738 Pacific Prd
Currumbin

BED 2
BATH 1
CAR 1

INTERNAL 73sqm
EXTERNAL 18sqm
CARSPACE 26sqm
STORE 9sqm

TOTAL 126sqm



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