



Currumbin, 71/40 Teemangum Street

SOLD BY JO ELWIN & JO LYNCH

2 2 1

For Sale
Expressions Of Interest

View
ljhooker.com.au/1TSMF47

Contact
Jo Elwin
0409 429 785
jo@ljhookerpb.com.au
Jo Lynch
0424 420 884
jolynch@ljhookersgc.com.au

Experience the ultimate coastal lifestyle in this lovely top-floor apartment, directly opposite the pristine sands of Currumbin Beach. Enjoy ocean glimpses and the gentle sound of waves from your own balcony, where you can unwind and soak up the sun!

Featuring spacious open plan living with tiled floors, contemporary kitchen, 2 bedrooms and 2 bathrooms. The master bedroom with ensuite opens to its own balcony overlooking the park. Plenty of natural light spills in to this bright apartment.

Sanctuary Lake Apartments offer resort-style amenities including a lagoon saltwater swimming pool and mineral spa. You also have a dedicated car space in a secure undercover carpark.

Within walking distance to Currumbin's beachfront cafes, restaurants, and surf club this is the ultimate lifestyle move. Make it yours to enjoy permanently, as your weekend getaway

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LJ Hooker Southern Gold Coast
(07) 5534 4033

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or place within the holiday letting pool (managed on-site).

- Top floor walk-up apartment
- 2 bedrooms
- Master with ensuite, air-conditioning, and private balcony
- Second bedroom with fan
- Contemporary kitchen with Caesar stone benchtops, dishwasher, electric oven, cooktop & rangehood
- Spacious open plan living
- Split system air-conditioning in living
- Floor to ceiling glass doors lead to balcony off living —plenty of natural light and sea breezes
- Separate laundry
- Single, secure undercover car space with over-bonnet storage

Sanctuary Lake Apartments offer a range of resort-style facilities, including:

- Resort pool and sun deck
- Heated spa
- BBQ area
- Secure undercover car parking with 2.1 metre height restriction
- Sanctuary Lake Apartments comprises of 78 apartments

- Body Corp: approx. \$1,424 per quarter
- Council Rates: approx. \$2,176 per annum
- Water Rates: approx. \$387 per quarter

To arrange your viewing, please contact The Jo & Jo Sales Team:

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.



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More About this Property

Property ID	1TSMF47
Property Type	Unit
Including	Ensuite

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



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Currumbin

Internal - 78m2
External - 13m2
Total - 91m2



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Disclaimer

This floor plan is intended for illustrative purposes only and may not accurately reflect the exact layout or dimensions of the property. All measurements and details should be independently verified. We take no responsibility for any loss or damage arising from the use of this floor plan.

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