



Currumbin Valley, 5 Wongaree Way

Affordable Dual Living, 2 Dwellings On Lush Land!

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This Ecovillage property offers dual living with a separate, self-contained granny flat. Ideal for generational living, as a guest studio, or a rental income.

This beautiful property is located in the Highlands of Currumbin Valley's Ecovillage, and only 15 minutes to Currumbin beachfront. 3 bedrooms, 3 bathrooms over 2 dwellings on just under an acre of lush land.

Your main residence overlooks a valley of greenery and enjoys stunning sunsets. The open plan kitchen / living is spacious with high ceilings and plenty of natural light. Your kitchen comes with an island bench, electric oven and cooktop, and plenty of storage. The living room opens to a front covered timber deck.

Both bedrooms are spacious with built-in wardrobes and ceiling fans. The master with ensuite includes a bathtub, and its own private balcony overlooking the valley.

For Sale
\$1,250,000

View
By Appointment

Contact
Jo Lynch
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LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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The granny flat / studio with its own private entry sits raised above the carport and is positioned to the front of the main residence. This space has a treehouse feel to it, surrounded by greenery. The studio space comes with a kitchenette, bathroom and private balcony.

The picturesque drive to your beautiful bush retreat feels like you could be in another country, but once you wake to Wallabies outside the window, you are soon reminded you are at home in the beautiful Currumbin Valley.

Main residence:

- Open plan living kitchen dining
- Kitchen with electric oven, cooktop & rangehood, island bench with integrated sink, plenty of storage
- Timber look flooring in kitchen and living
- Covered timber front deck
- Master bedroom with private balcony and ensuite featuring bathtub
- Second bedroom with ceiling fan, built-in wardrobe
- Main bathroom / laundry combined with external access
- Large internal storage cupboard

Granny flat / studio:

- Raised above double carport
- Kitchenette (no oven or cooktop)
- Studio space fits bed, couch and small desk
- Private balcony
- Bathroom and toilet
- Laundry for studio in carport

Additional property information:

- Double carport
- Cabin style shed on property, could be used as an art space or cubby house
- Onsite waste water treatment system (advanced enviro septic)
- Fiber optic cable to property
- 2 x 22,500 rainwater tanks
- Pure Water Filtration system for all water throughout property

- Body Corporate \$156 per week
- Council Rates \$1,481 per annum
- Rental return - studio alone was recently leased at \$475 per week (now vacant)
- Rental return for property in its entirety - \$1100 - \$1200 per week

Location:

- Ecovillage hub - 2km
- Currumbin beachfront - 11km
- Gold Coast International Airport - 14km

Nestled within the Ecovillage community, residents enjoy access to lush communal gardens, walking trails, facilities, and a vibrant community atmosphere.

Resort Style Facilities include Community hall, commercial kitchen, large pizza oven, BBQ



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area, 25M swimming pool, gym, bali huts, tennis court, playgrounds and games room.

Hundreds of native animals exist on the site and for this reason and others, dogs and cats are not permitted within the Ecovillage.

The Ecovillage has an on-site caretaker and team of workers that manage and maintain all common property.

To arrange your viewing, please contact Jo Lynch on 0424 420 884

Disclaimer:

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More About this Property

Property ID	1UD3F47
Property Type	AcreageSemi-rural
Land Area	3960 m2

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5 WONGAREE WAY
Currumbin Valley

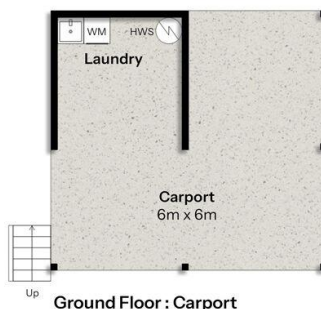
Internal Area	120m ²
External, Carport, Cabin	91m ²
Total Area	211m ²
Land Area	3949m ²

	3
	3
	2 + Off-Street

BIANCO STUDIO *Social Lab*

Whilst every effort has been undertaken for 100% accuracy, Plans should not be relied on solely. All images/finishes are for illustrative purposes only and are intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations. Unauthorized use or modification of this plan is strictly prohibited without the explicit consent of Bianco Design Co.

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- Legend**
1. Driveway
 2. Carport & Studio
 3. Cabin (4.6m x 3.4m)
 4. Residence

Site Plan

