



# Currumbin Valley, 493 Tallebudgera Connection Road

Coastal Queenslander - Motivated Sellers

Jo & Jo present the perfect family residence that is ready to be called home. "Havenwood" in Currumbin Valley sits on 1 acre of tranquility, tucked away from the world yet still so convenient and close to everything you need, with the beach at Currumbin Alley only 10 minutes from the gates.

4 bedrooms, 3 bathrooms, 2 separate living spaces plus media room spread over 2 spacious levels.

Your open plan living / kitchen / dining space is framed by the striking greenery of fully established Norfolk Pine trees. The house stands grand amongst these beautiful trees with lovely wrap around timber decking on both levels.

The pool and spa have also been completely renovated and is the perfect cool oasis for

**LJ Hooker**

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**For Sale**  
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**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

summer. This is the kind of home that your family will enjoy spending time and will want to invite their friends to.

Original timber flooring has been sanded back to perfection and all windows and glass doors throughout have been replaced for brand new.

The kitchen is completely renovated and comes with European appliances, Bosch oven, induction cooktop, range hood & dishwasher. The bench tops are smart stone, with all new cabinetry and plenty of storage. Cooking and entertaining here will be enjoyable for you and your guests, with tranquil views in every direction.

The master bedroom not only overlooks the pool area but gives access to it too. The master ensuite offers a double vanity & separate toilet. Even your walk-in robe comes with a view through a gorgeous louvered window.

All 4 bedrooms offer brand new carpet, new built-in wardrobe systems and have external access to balconies.

Downstairs is a large 2nd living space with another wrap around balcony. This is the perfect teenage retreat that adjoins a media room. You could easily turn this space into a home cinema or music room.

There is plenty of parking options, with a double carport at the top of the property, and additional spaces on a freshly poured concrete driveway through a 2nd entry to the property. 3 additional garage spaces will accommodate all the toys: jet ski, tinny boat, electric bikes.

Fully renovated to perfection by local master builders, no expense has been spared. All landscaping including rock retaining walls, new concrete driveway, fencing, landscaping, drainage, septic system recently completed to standard. All works engineered and come with full council approval.

This is the ultimate home for the family to enjoy the festive season. Secure this incredible offering now and enjoy a "Very Valley Christmas."

- Open plan living with original timber floors, Coonara potbelly indoor fireplace
- New kitchen with smart stone bench tops, Bosch electric oven, induction cook top & range hood, Bosh integrated dishwasher, soft close drawers, double farmhouse sink and tapware from ABI
- Renovated inground saltwater swimming pool & spa with all new pebblecrete & stone tile surrounds
- Pool Cabana
- Master bedroom with walk-in robe, double vanity ensuite & separate toilet
- Main bathroom with bathtub & separate powder room
- Bedrooms 2 & 3 with external access, new built-in wardrobes
- Bedroom 4 / study with built-in robes and external access to balcony
- New carpet in all bedrooms, hallway, and stairs
- Freshly painted interior and exterior
- Security system
- 2nd living room with glass sliding doors to lower wrap around balcony

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- Media room with new carpet
- 3rd bathroom / toilet and laundry combined - lower level
- Firepit
- Outdoor shower
- New concrete driveway with 3 single garage spaces
- Additional parking on top level of property with double carport
- Workshop in garage
- Fully fenced property with new Colourbond & timber external fencing
- New septic system
- Connected to town water
- Recently installed solar hot water
- New guttering and gutter guard
- New rock retaining walls

Council Rates - approx. \$3,600 per annum

Convenient to:

- Beach / Currumbin Alley - 8.5km
- Man On A Bike for takeaway restaurants, convenience store, bakery - 3.5km
- The Ecovillage / Pasture & Co. - 1.4km
- Tallebudgera Golf Course - 4km
- 19th Avenue Shopping Centre (Woolworths, chemist, hairdresser & more) - 7km
- The Pines Shopping Centre (all major supermarkets) - 8km

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	1TBCF47
Property Type	House
House Size	355 m2
Land Area	4008 m2
Including	Ensuite Study Toilets (3) Pool Spa Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Grey Water System Liveability

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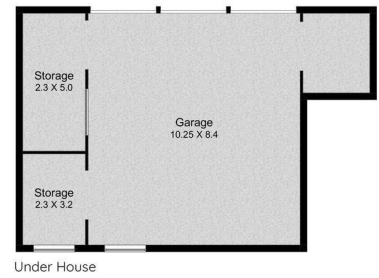
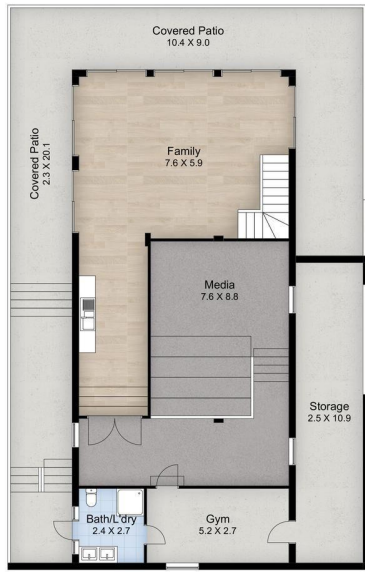


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Internal - 355m<sup>2</sup>

Covered External - 245m<sup>2</sup>

Total - 600m<sup>2</sup>

Dimensions are approximate, interested parties should do their own due diligence. The Floor Planners take no responsibilities for inaccurate measurements or errors

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