






13/9 Border Drive North, Currumbin Waters

OVERSIZED, LIGHT-FILLED & FAMILY FOCUSED - A TOWNHOUSE THAT LIVES LIKE A HOME

Delivering the space, functionality and feel of a standalone home, this exceptionally oversized townhouse is a standout opportunity for families and buyers looking to enter the market without compromise, all set in the highly sought-after Currumbin Waters!

From the moment you step inside, the scale is immediately apparent. A rare double garage provides secure parking, excellent storage and everyday convenience, a feature seldom found in townhouse living. Complementing this is a huge outdoor entertaining zone, where open plan living extends seamlessly to a sun-soaked deck and expansive wrap-around courtyard, creating an incredible extension of the home. This is a true family-friendly outdoor space, ideal for children, pets, weekend barbecues and relaxed gatherings, and a genuine rarity within a townhouse setting.

Positioned on the outer edge of the complex and adjoining only one neighbouring residence, the home enjoys enhanced privacy, abundant

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FOR SALE

Expressions of Interest

AGENTS

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AGENCY

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 **LJ Hooker**

natural light and a heightened sense of openness. The thoughtful orientation dramatically increases the feeling of space, reinforcing the unmistakable house-like proportions throughout.

The floor plan has been intelligently designed with family living at its core. The ground level is dedicated to entertaining, offering generous open-plan living and dining, a practical kitchen and a downstairs powder room, perfect for hosting while keeping private spaces separate. Upstairs, all three bedrooms are thoughtfully positioned, alongside a functional study nook on the landing, ideal for working from home or childrens homework zones.

The master suite is impressively scaled, featuring a walk-in robe, beautifully appointed ensuite and quality lighting, creating a calm and stylish retreat. Two additional bedrooms are light-filled and well-proportioned, each fitted with built-in robes and ceiling fans to ensure year-round comfort.

Built with longevity in mind, the home showcases a high-quality construction and timeless design palette, ensuring it remains stylish and practical for years to come. Durable tiled flooring throughout the lower level and low-maintenance artificial turf externally make everyday family life effortless, blending functionality with modern appeal.

The location is equally compelling. Nestled in the heart of Currumbin Waters, families will enjoy close proximity to a wide selection of highly regarded schools, childcare options and local retail precincts. Pedestrian access beneath the motorway provides an efficient and safe connection to the beach and surrounding lifestyle amenities, making coastal living easy and accessible without the need to drive.

Offering the space of a home, the ease of a townhouse and the lifestyle Currumbin Waters is known for, this oversized residence presents an exceptional opportunity for families ready to put down roots in one of the Gold Coast's most desirable coastal communities. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agents to register your interest today!

Weekly Rental Appraisal - TBA

- + Oversized townhouse offering the space and feel of a standalone home
- + Positioned on the outer edge of the complex, adjoining only one neighbour
- + Rare double garage with excellent storage and everyday convenience
- + Expansive deck and wrap-around courtyard - perfect for kids, pets & entertaining
- + Open-plan living flows seamlessly outdoors for true indoor - outdoor living
- + Abundant natural light enhances space and privacy throughout
- + Ground floor designed for entertaining with open living + powder room
- + All three bedrooms positioned upstairs for ideal family separation
- + Functional study nook upstairs, perfect for working from home
- + Grand master suite with walk-in robe & stylish ensuite
- + Two additional light-filled bedrooms with built-in robes & ceiling fans
- + Durable tiled flooring downstairs - ideal for family living
- + Low-maintenance artificial turf for year-round outdoor enjoyment
- + Quality build with a timeless, neutral design palette
- + Family-friendly layout designed to grow with you

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a

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MORE DETAILS

Property ID	1W68F47
Property Type	DuplexSemi-detached
House Size	175 m2
Including	Study
	Air Conditioning
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability

Luke Peters 0414 288 947

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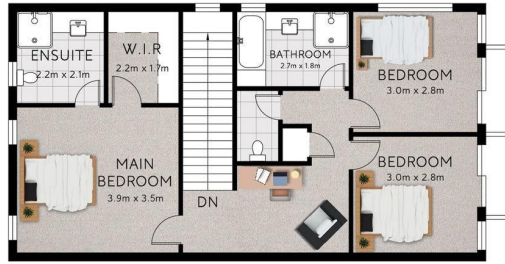
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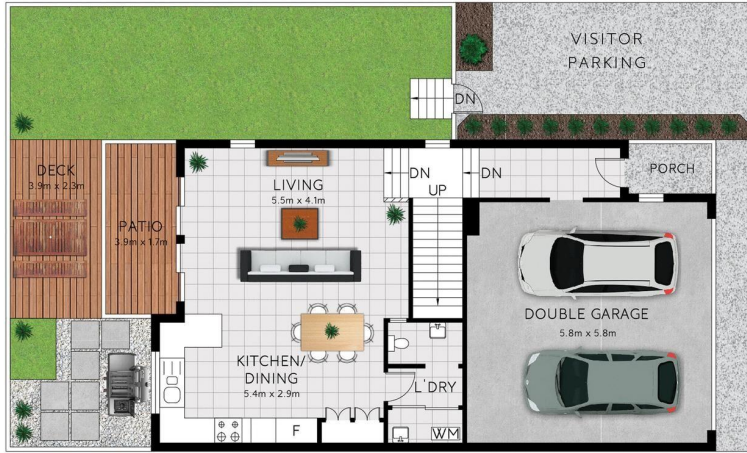
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FIRST FLOOR



GROUND FLOOR

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Jo Lynch
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13/9 Border Dr North
Currumbin Waters

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2.5

2

Internal: 159m²
Covered External: 16m²
Total Floor Area: 175m²

felt
IMAGERY

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www.feltimagery.com.au

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