



Currumbin Waters, 2/74 Guineas Creek Road

Location & Lifestyle Goals!

This contemporary duplex sits over two levels and offers 3 spacious bedrooms, 2 bathrooms, 2 living spaces and a lovely rear deck for entertaining!

Live the ultimate coastal lifestyle with Currumbin Alley, Palm Beach Parklands, and The Pines Shopping Centre all within walking distance.

Kids can walk or ride to school, and the vibrant café and restaurant scene in Palm Beach is also close by. This really is a home that allows you to park the car for the weekend and not have to reach for the keys!

The master bedroom comes with an ensuite and sizeable walk-in robe. With the morning sun filtering in, this is a lovely master retreat to wake up in!



For Sale
Under Contract

View
By Appointment

Contact
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LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

Disclaimer: 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.

Bedrooms 2 and 3 both have built in wardrobes and ceiling fans. Another bathroom services these bedrooms on the upper level.

Downstairs is for family time and entertaining with a spacious open plan living space. The kitchen comes with a large stone island bench, gas cooktop, and connects to the rear deck via glass stacker doors - perfect for barbecues and gatherings!

This duplex is low maintenance with a small grassed, fully fenced courtyard at the front. There is a double automatic garage and additional off-street parking on the driveway.

Downstairs:

- Kitchen with gas cook top, electric oven, plumbed fridge, island bench, stone benchtops
- Spacious open plan dining and living area
- Study nook in lounge
- Split system air conditioning in living
- Stacker doors opening to a covered, rear deck with lovely green outlook
- Powder room
- Laundry in garage

Upstairs:

- 3 generous bedrooms
- Master bedroom with air conditioning, large WIR and ensuite
- 2 additional bedrooms with ceiling fans and built-in robes
- Main bathroom with bathtub
- Second living space, perfect for the kids to watch TV
- New carpets on upper level

Other features include:

- Solar electricity
- Double garage with remote access
- Front courtyard, grassed and perfect for pets
- Fully fenced property

School Catchment

- Palm Beach Currumbin High School
- Elanora Primary School

- Council rates - approx. \$2,050 per annum
- Shared building insurance - \$1,783.24 per annum
- Strata - \$25 per annum (a very minimal contribution as there is no common property or ongoing maintenance)
- Water & electricity - individually metered.

To arrange your viewing, please contact Jo Lynch from LJ Hooker Southern Gold Coast on 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

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More About this Property

Property ID	1UZZF47
Property Type	DuplexSemi-detached
Including	Toilets (3)

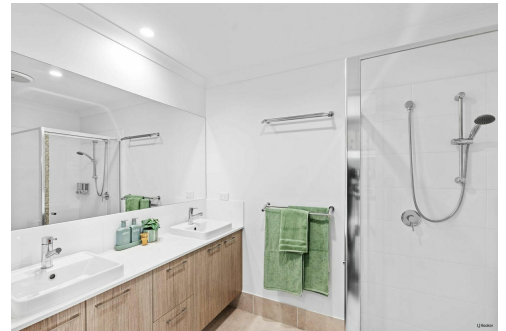
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