

11 Togos Avenue, Currumbin Waters

SOLD BY JO LYNCH




Presenting this gorgeous, renovated family home on a prime corner block in Currumbin Waters. Set over a single level, on a large flat block, this is low maintenance living, whilst being just 5 minutes to Currumbin Beach.

With a modern kitchen complete with electric oven, cooktop, dishwasher, island bench, pendant lighting, and plenty of storage. Open plan to your spacious living space, with plenty of natural light spilling through the newly installed modern windows.

Outside your flat, fully fenced yard offers plenty of space for a pool (STCA). The covered outdoor entertaining area under patio roofing is the perfect place to entertain!

Featuring 3 spacious bedrooms, a beautifully renovated bathroom, and separate laundry (with 2nd toilet). There is also plenty of parking here, with a carport behind a secure electric gate that will accommodate 4 vehicles and additional off-street parking spaces to fit all the toys!

You will love that this property is move-in ready yet still has so much potential to add further value! Secure your position in the PBC catchment and move in for the new school year!

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FOR SALE
Under Contract

AGENTS

Jo Lynch
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jolynch@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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 **LJ Hooker**

Features:

- Kitchen with new electric oven, cooktop & rangehood, dishwasher, island bench, servery window to outdoor entertaining.
- 3 spacious bedrooms with ceiling fans and built in wardrobes
- Timber-lock laminate flooring throughout kitchen and living, carpets in bedrooms
- Split-system air conditioning in living room
- New commercial grade windows - energy efficient and greater noise reduction.
- Main bathroom with bathtub. Fog resistant vanity sensor mirror with both warm and cool lighting options.
- Carport behind secure automatic gate - fits 4 vehicles
- Additional off-street parking bay, perfect for boat or caravan
- Fully fenced yard
- Low maintenance gardens, established vegetable garden
- Garden shed
- All electrical replaced, new switchboard installed, safety switches installed.
- Fire alarms hardwired throughout
- NBN cabled throughout property for maximum coverage for work from home, streaming, gaming.
- Solar electricity
- Solar hot water installed.
- New lights and fans throughout.

Council Rates: approx. \$2,627 p/a

Location:

Currumbin Alley —4km

Tugun Beach —4.5km

Currumbin Fair Shopping Centre —600m

Alleygators Rugby Union Club —600m

Currumbin Creek Road for various restaurants, cafes, bars —2km

Currumbin RSL —2.8km

Gold Coast International Airport —7.5km

- Palm Beach Currumbin High School catchment
- Currumbin State Primary School catchment

To arrange your viewing, please contact Jo Lynch 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 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.

MORE DETAILS

Property ID	1VYAF47
Property Type	House
House Size	243 m ²
Land Area	690 m ²
Including	Toilets (2)

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