






18 Kukulies Court, Currumbin Waters

## SUNSETS, SPACE & SPECTACULAR COASTAL VIEWS + DUAL LIVING POTENTIAL

Set high on the hillside in the very heart of Currumbin Waters, this oversized family residence is a breath-taking fusion of elevation, architectural design and effortless liveability. Thoughtfully positioned to capture jaw-dropping coastal and ocean views from almost every room, this is a home that instantly commands attention and leaves a lasting impression!

From the moment you arrive, the flexibility of the layout becomes apparent. With separate external access to a private bedroom, the home offers genuine dual-living potential, ideal for extended family, guests, teenagers or a future income stream. The main entrance welcomes you into an expansive open-plan living and entertaining zone, where your eyes are immediately drawn to the adjoining balcony and the mesmerising outlook beyond. This is a home designed to bring people together, while still offering space, privacy and separation for every family member.

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**FOR SALE**

Offers Over \$1.75m

**VIEW**

By Appointment

**AGENTS**

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 **LJ Hooker**

The intelligent floor plan allows for seamless connection between living areas yet provides clear zoning between communal spaces and the upper-level bedrooms. An additional living area upstairs serves as the perfect parents' retreat or children's play space, removed from the main entertaining hub but still connected to the heart of the home.

Upstairs, three generously proportioned bedrooms are bathed in natural light and feature built-in robes, while the master suite is truly something special. Complete with a practical, well-appointed ensuite and its own private balcony, this sanctuary boasts arguably the best views in the suburb! The ultimate place for parents to unwind, relax and soak in the serenity, completely separate from the rest of the household.

Outdoors, the low-maintenance backyard delivers both privacy and potential. A substantial timber deck creates an exceptional entertaining space with elevated views, perfectly suited for the addition of a spa. Picture golden sunsets, coastal breezes and a glass of wine in hand - this is a setting that elevates everyday living into something extraordinary.

Enhanced by warm timber flooring and quality finishes throughout, this home has been crafted with long-term family living in mind. The dual-living configuration presents an exciting opportunity for value-adding and strong rental returns, with the potential to become fully self-contained with minimal modification.

Rarely does a home of this calibre, position and flexibility come to market. With its commanding elevation, sweeping views, generous proportions and unmatched lifestyle appeal, this is a truly special opportunity to secure an architecturally designed family home in one of Currumbin Waters' most tightly held pockets. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Weekly Rental Appraisal - \$1,500 p/w - \$1,550 p/w

- + Elevated hillside position in the heart of Currumbin Waters, capturing breathtaking coastal and ocean views from almost every room
- + Architecturally designed oversized family home combining striking elevation with everyday functionality
- + Jaw-dropping outlooks that immediately impress and create a true sense of space and serenity
- + Genuine dual-living potential with separate external access to a private bedroom, ideal for extended family, guests, teenagers or rental income
- + Main entrance opens into expansive open-plan living and entertaining zones designed for connection and comfort
- + Balcony flowing directly from the living area, unveiling mesmerising coastal views - perfect for entertaining or relaxing
- + Intelligent floor plan offering separation between living areas and bedrooms while keeping the family connected
- + Additional upstairs living space ideal as a parents' retreat, kids' play area or secondary lounge
- + Three generously sized upstairs bedrooms filled with natural light and featuring built-in wardrobes
- + Stand-out master suite with a functional ensuite and private balcony showcasing arguably the best views in the suburb
- + Peaceful parents' retreat offering privacy and separation from the rest of the home
- + Low-maintenance backyard providing privacy without sacrificing space or outlook
- + Large timber entertaining deck with elevated views and potential for a spa - the perfect sunset setting
- + Warm timber flooring and quality finishes throughout, designed for

long-term family living

+ Excellent value-add opportunity with potential to create a fully self-contained dual-living setup (STCA)

+ Strong appeal for families, investors or multi-generational living

+ Rare opportunity to secure a family-sized, architecturally designed home in a tightly held Currumbin Waters position

+ A home defined by its elevation, views, flexibility and lifestyle - not easily replaced

Disclaimer:

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## MORE DETAILS

Property ID	1W6AF47
Property Type	House
House Size	311 m2
Land Area	885 m2
Including	Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Liveability

**Luke Peters 0414 288 947**

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Internal: 232m<sup>2</sup>  
Covered External: 79m<sup>2</sup>  
**Total Floor Area: 311m<sup>2</sup>**  
**Total Land Area: 885m<sup>2</sup>**