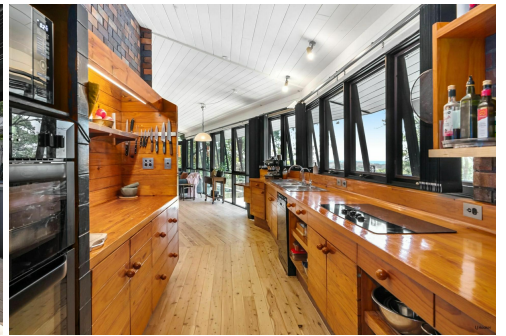




Currumbin Waters, 222 Simpsons Road

SOLD BY JO ELWIN & JO LYNCH

4 2 7 1

Jo & Jo present 222 Simpsons Road. A stunning architectural treasure, elegantly situated on the ridge of Currumbin Waters and overlooking the Southern Gold Coast.

Step inside this charismatic home that feels like a rockstar's hideaway on over 8,000m² of land. A split-level home consisting of 4 bedrooms, 2 bathrooms and plenty of parking.

There are so many features that set the tone for this home's unique character including exposed brick, timber accents, chandelier lighting and whitewashed original timber floors. Beautiful awning windows showcase the stunning scenery of your bush setting, with views beyond to the Pacific Ocean.

The spacious parents retreat offers a private study or sitting area and has a private balcony that overlooks the Koala Reserve. Complete with a large walk-in robe, air conditioning and retro ensuite with original tiling.

For Sale
Contact Agent

View
ljhooker.com.au/1TJ3F47

Contact
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0424 420 884
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LJ Hooker

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LJ Hooker Southern Gold Coast
(07) 5534 4033

Enjoy 3 separate living areas. Keep the family connected with an open plan living / dining / galley style kitchen with original oak cupboards and counter tops. Or opt for a cozier space in your sunken lounge, warmed by an oversized fireplace. An additional sitting area is a perfect creative space or reading room.

The star of the show is your magnificent 5 x 10 metre saltwater swimming pool, lined with bright blue mosaic tiling. New decking in the pool surrounds is Tech Wood —a no maintenance product. Bring on the Summer pool parties with ocean views!

Additional features include:

- Stunning whitewashed matt finished hard wood floors.
- Original VJ ceilings
- Original oak timber kitchen with walk in pantry, electric stove top and double electric oven and plumbed fridge
- 4 bedrooms. Master with ensuite, WIR and air conditioning. 3 bedrooms with ceiling fans, built in robes and air conditioning in one.
- Renovated, salt water 5 x 10m pool (2.6m at deep end), a 6-month-old commercial grade chlorinator with epic entertaining area.
- Solar hot water, 6kw solar electricity and 3 phase electricity power.
- Large shed, ideal for secured car parking for 2 cars or creating the ideal man shed
- Tesla fast charge if required
- Septic system & town water
- Newly sealed concrete driveway

Lifestyle:

- 7 mins to The Pines Shopping Centre
- 9 mins to Currumbin Alley and Currumbin Beachfront
- Easy access to M1
- 11km to Gold Coast International Airport
- 5km to Palm Beach Precinct
- School catchments - Elanora State Primary and Elanora High School

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	1TJ3F47
Property Type	House
House Size	310 m2
Land Area	8132 m2
Including	Air Conditioning Toilets (1) Pool Fire Place Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Solar Panels Solar Hot Water

Jo Elwin 0409 429 785

Sales & Marketing Specialist | jo@ljhookerpb.com.au

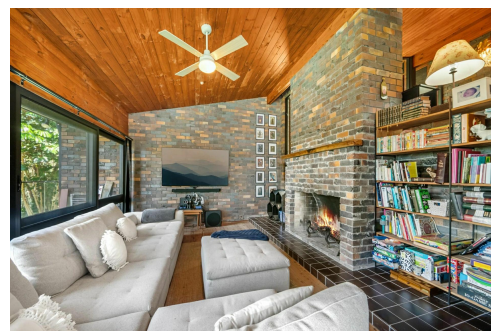
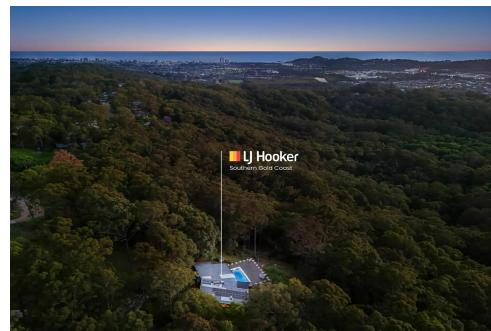
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222 Simpsons Rd, Currumbin Waters

Internal - 236m²

External - 310m²

Total - 546m²

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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