

# SOLD

by the

David Lonie Team

**David Lonie**

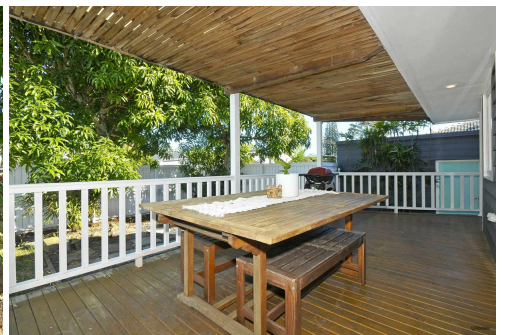
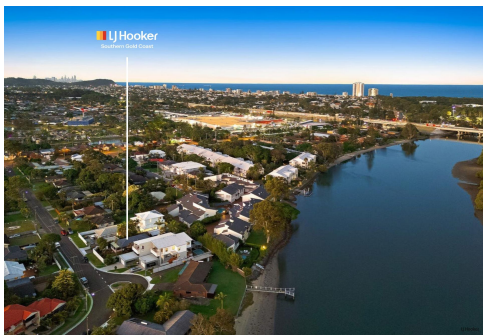
0432 349 839

david@ljhookersgc.com.au



*Experience the Difference*

# SOLD



## Currumbin Waters, 24 Riverside Drive

SOLD BY DAVID LONIE

4 2 1

Imagine waking up every day enjoying your morning coffee deciding what water sport you will enjoy. Paddle board, fish or simply take the tinny out to catch a sunset via easy easement access into Currumbin Estuary - 40m from your door. With DA approval already in place for Duplexes you can take advantage of what is already on offer or simply go again.

This character filled beach shack is secure and private and is situated on a flat 716m2 fully fenced block and is complete with the perfect income producing granny flat at the rear of the yard. With timber floorboards throughout & saturated in natural light this home is finished with neatly staged garden beds & tropical Palms- welcome to paradise!

Also features

- 3 bedrooms, 1 bathroom with single lock up garage
- Timber floors throughout

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1UTRF47](http://ljhooker.com.au/1UTRF47)

**Contact**  
**David Lonie**  
0432 349 839  
david@ljhookersgc.com.au

# LJ Hooker

**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.

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

- Granny flat includes 1 bed + 1 Bath or perfect for running your own business from home
- Easy flat walk to the pines shopping center, schools and local sporting fields
- Close proximity to the world renowned surf location The Alley
- Approximately 1 hour to Byron Bay and 1 Hour to Brisbane
- Zoned within the PBC catchment area
- Current DA approval in place for Duplex pair
- Walking distance to just about everything you could possibly need
- 8 minutes drive to the Gold Coast Airport



Properties in this location and this close to the water do not last long. Be sure to inspect this property at the first available viewing and get in before its gone.

\*All renderings shown are for illustrative purposes only\*

**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 About this Property

<b>Property ID</b>	1UTRF47
<b>Property Type</b>	House
<b>Land Area</b>	716 m2
<b>Including</b>	Air Conditioning Deck Outdoor Entertaining Floorboards Liveability

**David Lonie 0432 349 839**  
Sales & Marketing Specialist | david@ljhookersgc.com.au

**LJ Hooker Southern Gold Coast (07) 5534 4033**  
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221  
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



**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.

**LJ Hooker Southern Gold Coast  
(07) 5534 4033**