

31 Clives Circuit, Currumbin Waters

Family Home With Sparkling Swimming Pool!

Your family will love coming home to 31 Clives Circuit, Currumbin Waters. This is sure to tick all the boxes with its large flat block, two outdoor entertaining areas and sparkling saltwater swimming pool.

Internally you have the option of multiple living spaces, with your lounge / dining space attracting plenty of natural light and overlooking the pool. A second living space could be used for kids to chill and watch a movie; there is a home office / study nook connected to this room. Renovators will see the potential in opening this space entirely to create a large open-plan kitchen / living space.

Your kitchen includes stone bench tops, electric oven & cooktop and dishwasher. It connects to a covered, cosy alfresco area, perfect for watching the footy or cricket outdoors and in all seasons!

This single level home comprises of three bedrooms, the master with renovated ensuite and WIR. The main bathroom has also been renovated and features a bathtub with separate toilet. Bedrooms 2 and 3 both include built in wardrobes and ceiling fans.

In the backyard, the kids will love their own cute little cubby house and

3  2  2 

FOR SALE
Offers Over \$1,450,000

VIEW
Sat 20th Jun @ 10:00AM - 10:30AM

AGENTS
Jo Lynch
0424 420 884
jolyynch@ljhookersgc.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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**

plenty of yard space to play! This really is the ultimate offering for a growing family looking to secure an address within the PBC catchment.

There is also plenty of parking here, with a large double garage and 2 additional off-street parking spaces.

Features:

- Kitchen with electric oven, cooktop & rangehood, dishwasher, stone benchtops.
- In-ground 40,000L saltwater swimming pool
- 2 covered outdoor entertaining areas
- 2 internal living spaces, one with home office
- Master bedroom with renovated ensuite, walk in robe and ceiling fan
- Bedrooms 2 and 3 with built in wardrobes and ceiling fans
- Polished concrete flooring throughout
- Split-system air conditioning in living room
- Renovated main bathroom with bathtub
- Separate toilet
- Secure, large double garage with split system air conditioning
- 2 additional off-street parks
- Fully fenced yard
- Solar electricity
- Cubby House
- NBN internet
- Storage in ceiling / attic, access via garage

Council Rates - approx. \$2,727 per annum
Rental Appraisal - \$1,200 - \$1,300 per week

Location:

Currumbin Alley - 4km
Tugun Beach - 4.3km
Currumbin Fair Shopping Centre - 500m
Alleygators Rugby Union Club - 500m
Currumbin Creek Road for various restaurants, cafes, bars - 2km
Currumbin RSL - 2.5km
Gold Coast International Airport - 7.2km

Palm Beach Currumbin High School catchment
Currumbin State Primary School catchment

To arrange your viewing, please contact LJ Hooker's 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

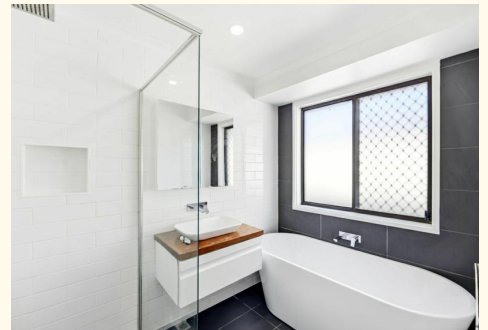
Property ID 1WP4F47
Property Type House
Land Area 680 m²

Jo Lynch 0424 420 884

Sales & Marketing Specialist | jolynch@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



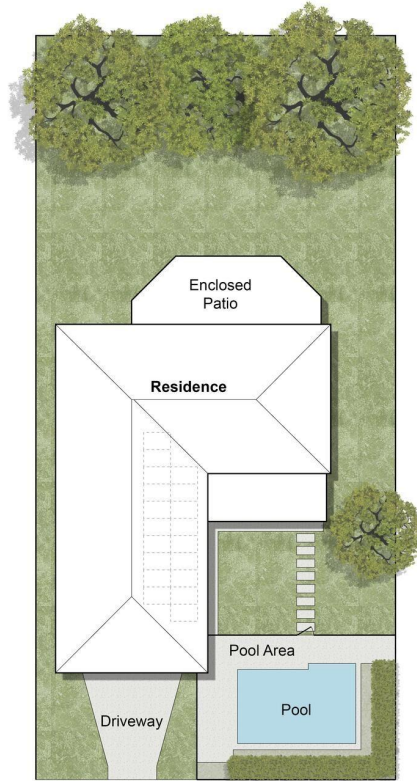
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

31 Clives Circuit
Currumbin Waters

3 2 2



RESIDENCE : 163m²
(INCLUDES GARAGE)



CLIVES CIRCUIT
SITE PLAN

INTERNAL : 125m² | EXTERNAL : 61m² | GARAGE: 38m² | TOTAL: 224m²

Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.