

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

Expressions Of Interest Closing Sun.
24th May

VIEW

Wed 13th May @ 3:30PM - 4:00PM

AGENTS

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

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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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

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:

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MORE DETAILS

Property ID 1WP4F47
Property Type House
Land Area 680 m2

Jo Lynch 0424 420 884

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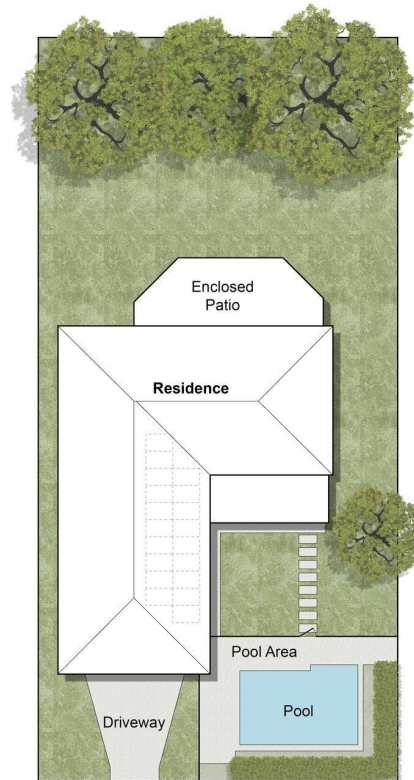
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RESIDENCE : 163m²
(INCLUDES GARAGE)



CLIVES CIRCUIT
SITE PLAN

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

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