






36 Sawtell Drive, Currumbin Waters

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A Hillside Masterpiece Of Unmatched Calibre - Three Residences, One Extraordinary Opportunity

Perched on a private hillside in Currumbin Waters, this elevated sanctuary redefines versatility, lifestyle, and architectural excellence, delivering a rare tri-living configuration finished to an outstanding calibre. Showcasing contemporary design, premium materials, and meticulous attention to detail throughout, this is a home that stands in a league of its own, with nothing comparable currently available on the market!

A residence of remarkable quality and flexibility, the property offers three fully self-contained living zones - each thoughtfully curated with high-end finishes, cohesive styling, and modern sophistication. Whether accommodating extended family, creating private retreats, or unlocking multiple income streams, every space has been designed with both luxury and functionality in mind.

From the moment you arrive, the home's refined aesthetic is evident. A lush, private garden entry sets a tranquil tone, while multiple access

FOR SALE

Expressions of Interest

VIEW

Sat 2nd May @ 11:00AM - 11:30AM

AGENTS

Luke Peters
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AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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 **LJ Hooker**

points provide seamless entry to each residence, individually or collectively! Offering the option to combine into one expansive, grand home without compromise.

The Main Residence - Nothing short of breathtaking, an expansive, light-filled haven where modern elegance and everyday comfort converge. Skylights flood the open plan kitchen and living zone with natural light, enhancing the homes clean lines, quality textures, and sophisticated palette. The kitchen itself is a statement of style and functionality, seamlessly connecting to multiple living and entertaining zones.

The adjoining timber deck is a true highlight - an elevated outdoor sanctuary where you can enjoy morning sunrises and unwind in the evening with sweeping northern views. Inside, a versatile multipurpose room offers further flexibility as a media room, additional lounge, or easily converted back to a fourth bedroom.

The master retreat embodies luxury living, featuring a custom-fitted walk-in robe and an oversized ensuite finished with premium fixtures and a refined, contemporary design. Bedrooms two and three are equally impressive, each fitted with bespoke cabinetry and positioned alongside a secondary living area. Perfectly designed as a private wing for children or guests, reinforcing the homes thoughtful layout and superior finish.

Residence Two - A showcase of intelligent modern design, where quality craftsmanship meets efficient use of space. A sleek, timeless kitchen with premium fittings and ample storage anchors the open living area, while the bedroom is complemented by a stunning ensuite featuring skylights, designer finishes, and a luxurious feel rarely seen in secondary dwellings. Ideal for extended family, a teenager's retreat, or a high-yield rental, this space maintains the same exceptional standard seen throughout the home.

Residence Three - Elevates the offering even further, presenting a striking industrial-modern aesthetic paired with complete privacy. With its own separate side access, this fully self-contained space is ideal for dual living or premium rental potential. Expansive windows enhance the sense of space and light, while the open-plan design flows effortlessly onto a private deck. The bedroom and ensuite continue the homes theme of high-end finishes and calming, contemporary design, flowing effortlessly to a private outdoor courtyard - an inviting extension, perfect for quiet mornings or relaxed evening unwinding. Framed by lush greenery for complete privacy, this tranquil setting is further enhanced by the addition of an outdoor shower, creating a true resort-style experience.

Beyond its visual appeal, the home has been designed with practicality in mind, offering extensive subfloor storage, low-maintenance grounds, and multiple elevated outdoor spaces, all crafted to the same exceptional standard. Homes of this calibre, combining architectural design, premium finishes, and true tri-living flexibility are incredibly rare. This is a standout opportunity to secure a one-of-a-kind residence in a tightly held lifestyle location.

A property that simply has no equal - Inspect today to truly appreciate its scale, quality, and uniqueness. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Rental Appraisal: \$2,300 p/w - \$2,500 p/w

Property Highlights

- Elevated hillside sanctuary in Currumbin Waters with sweeping northern views

- Rare Tri-living configuration - three fully self-contained residences in one
- Outstanding calibre with modern design and premium finishes throughout
- Unmatched flexibility for multigenerational living, dual income or lifestyle buyers
- A truly one-of-a-kind offering with nothing comparable currently on the market
- Thoughtfully designed with separate access to all three residences
- Ability to combine into one expansive family home if desired
- Private garden entry creating a peaceful, welcoming arrival
- Light-filled interiors enhanced by skylights and quality materials
- Seamless indoor-outdoor flow across multiple living zones
- Multiple elevated outdoor entertaining areas
- Extensive subfloor storage throughout
- Low-maintenance landscaping for easy living
- Designed for privacy, separation and flexibility without compromise
- Three residences in one - rare, versatile and highly sought-after
- Perfect balance of luxury living + income potential
- Finished to an exceptional standard rarely seen in the market
- A property that must be inspected to fully appreciate its scale and quality

Main Residence

- Expansive open-plan living with multiple relaxation and entertaining zones
- Stunning kitchen with skylights, premium finishes & seamless connectivity
- Flows effortlessly to elevated timber deck with sunrise & sunset views
- Versatile multipurpose room - media room or potential 4th bedroom
- Luxurious master retreat with walk-in robe & oversized high-end ensuite
- Bedrooms 2 & 3 with custom cabinetry and quality finishes
- Separate kids/guest retreat with additional living space

Residence Two

- Fully self-contained with modern, efficient layout
- Stylish kitchen with ample storage and quality finishes
- Open living space designed for comfort and functionality
- Spacious bedroom with stunning ensuite featuring skylights
- Ideal for teen retreat, extended family or strong rental income

Residence Three

- Privately positioned with separate side access for full independence
- Striking industrial-modern design with high-end finishes
- Open-plan living with expansive glass and abundant natural light
- Private entertaining deck for relaxed outdoor living
- Generous bedroom with sleek ensuite and calming aesthetic
- Unique outdoor shower surrounded by lush greenery
- Ideal for dual living or additional rental income

Disclaimer:

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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	1WH7F47
Property Type	House
House Size	502 m2
Land Area	817 m2
Including	Study
	Air Conditioning
	Alarm
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Liveability

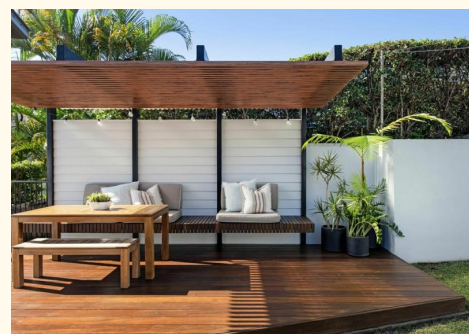
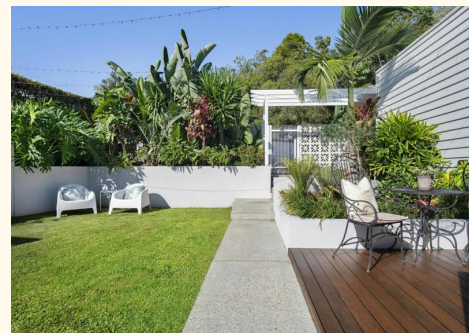
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Currumbin Waters

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-  4
-  2

Internal: 387m²
Covered External: 115m²
Total Floor Area: 502m²
Total Land Area: 817m²



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IMAGERY

This plan is for illustrative purposes only.
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