



Currumbin Waters, 4 Border Drive

SOLD BY LUKE PETERS

Seeking to create your perfect family home within a convenient location? Welcome home to 4 Border Drive located in the heart of Currumbin Waters. Perched on an elevated block within a quiet cul-de-sac lays a blank canvas family home with overwhelming potential to become your forever home!

Located within a tightly held pocket of Currumbin Waters, with retail, restaurants and medical only a moment's drive away & primary and secondary schooling minute's around the corner! Not to mention, the beach is less than 5 kilometres away, it's easy to understand why homes in this area are so popular for growing families!

Greeted with stunning sandstone and secure fencing surrounding the home, the automatic gates welcome you to a solid brick and tile build with established

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For Sale

Contact Agent

View

ljhooker.com.au/1SF9F47

Contact

Luke Peters

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LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.

trees providing a sense of privacy amongst neighbours.

With dual street access that offers secure onsite storage of additional vehicles, boats or caravans, a rare addition for families with larger outdoor toys!

Step inside to appreciate the functionality of this home, with multiple living rooms providing valuable space for families, enabling the kids to play whilst Mum & Dad relax in their own separate space. The tiled flooring throughout further contributes to the functionality, offering a durable yet low maintenance finish!

With a floor plan designed to encourage entertaining, the kitchen overlooks the backyard and outdoor patio, perfect for hosting friends & family whilst watching the children play. The established trees along the boundary of the home, further provide privacy amongst neighbours in addition to shade throughout the warmer months of the year, a perfect environment for both children and pets to enjoy!

For those seeking to personalise, this home provides the perfect blank canvas. With a strong foundation to renovate to your liking, let your imagination run wild to create your forever home!

Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent today to register your interest!

- Rental Appraisal: \$850 p/w - \$900 p/w

- 3 Bedrooms
- 1 Bathroom
- Single garage & double carport
- 706 Square metre elevated block
- Dual street access for vehicles
- No Body Corporate
- Brick & tile build
- Secure boundary fencing
- 20m 2ide road reserve
- Vehicle side access
- Secure boat / caravan /vehicle storage
- Automatic & pedestrian gates
- Intercom system
- Tiled & carpet flooring
- Solid Sandstone retaining walls
- Grassed front & back yards
- Outdoor patio
- Pet friendly
- Dual backyard access
- Modern bathroom tiling
- Electric cooktop & oven
- Double bowl kitchen sink
- Separate toilet & laundry
- Dishwasher

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- Built-in wardrobes
 - Split system air conditioning
 - Solar hot water system
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- 650m, Currumbin Fair Shopping Centre
 - 1000m, Currumbin Creek
 - 2400m, Pacific Motorway North/South
 - 3300m, Currumbin State School
 - 3500m, St Augustine's Parish Primary School
 - 4000m, Palm Beach Currumbin High School
 - 4400m, Currumbin Beach
 - 5200m, Palm Beach

Disclaimer:

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More About this Property

Property ID	1SF9F47
Property Type	House
Land Area	706 m²
Including	Air Conditioning Intercom Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

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4 Border Drive
Currumbin Waters

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Internal: 141 m²
Covered External: 81 m²
Total Floor Area: 222 m²
Total Land Area: 706 m²

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IMAGERY

This plan is for illustrative purposes only.
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