



48 Togos Avenue, Currumbin Waters

## SOLD BY JO LYNCH & JO ELWIN




Presenting this exquisite home in one of the Southern Gold Coast's most sought-after streets. 48 Togos Avenue is ready for your family to settle in ahead of the new year and enjoy the Currumbin Waters lifestyle!

Set over a single level, on a large flat block, this is low maintenance living, whilst being just 5 minutes to Currumbin Beach.

The high ceilings with exposed timber beams add a little drama to this stunning home. The exposed brick interior walls separate living spaces without taking away from the connectivity.

With a modern kitchen complete with electric oven, cooktop, dishwasher, breakfast bar and plenty of storage. There is a formal dining space that opens to your covered alfresco area. With the best time of year coming up, this is the perfect space for entertaining family and friends.

The flat backyard offers plenty of space for a pool (STCA) and the bonus is that there are no neighbours at the rear. Beautifully landscaped gardens surround the home and are low maintenance,

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**FOR SALE**  
Under Contract

### AGENTS

Jo Lynch  
0424 420 884  
jolynch@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.

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giving you more time to enjoy weekends on the beach!

The master bedroom comes with its own ensuite and walk in wardrobe. Plus, glass doors open to the back yard so you can wake to the sounds of nature beyond the back fence!

There is also plenty of parking here, with a single garage and 3 additional off-street parking spaces to fit all the toys!

Features:

- Kitchen with electric oven, cooktop & rangehood, dishwasher, plumbing in place for fridge, breakfast bar
- Master bedroom with ensuite, walk in robe and external access
- Bedrooms 2 and 3 with built in wardrobes.
- Timber-look laminate flooring throughout
- Split-system air conditioning in living room, 3 years old and cools entire house
- Main bathroom with bathtub
- 1 secure garage
- 3 extra off-street parks
- Fully fenced yard
- Solar electricity
- New landscaped, low maintenance gardens
- Private back gate access to council maintained nature reserve
- Roof has been recently sprayed and repointed and includes gutter guard
- Garden shed
- Outdoor power
- NBN internet

Location:

Currumbin Alley —4km

Tugun Beach —4.5km

Currumbin Fair Shopping Centre —600m

Alleygators Rugby Union Club —600m

Currumbin Creek Road for various restaurants, cafes, bars —2km

Currumbin RSL —2.8km

Gold Coast International Airport —7.5km

- Palm Beach Currumbin High School catchment
- Currumbin State Primary School catchment

To arrange your viewing, please contact Jo & Jo.

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

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 1VMYF47  
Property Type House  
House Size 144 m2  
Land Area 612 m2

**Jo Lynch 0424 420 884**

Sales & Marketing Specialist | [jolynch@ljhookersgc.com.au](mailto:jolynch@ljhookersgc.com.au)

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

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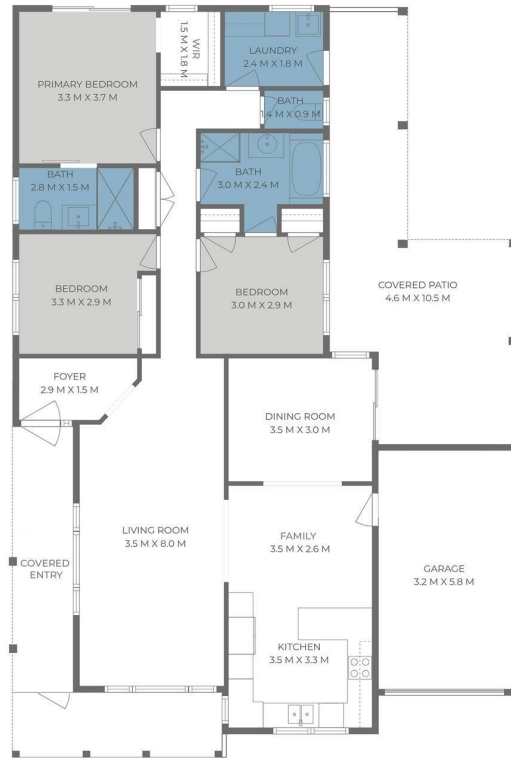
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Currumbin Waters

Internal - 159m<sup>2</sup>  
Covered External - 49m<sup>2</sup>  
Total - 208m<sup>2</sup>



JO LYNCH  
0424 420 884

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Southern Gold Coast

This floor plan is intended for illustrative purposes only and may not accurately reflect the exact layout or dimensions of the property. All measurements and details should be independently verified. We take no responsibility for any discrepancies or errors in the information provided.

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