



## Currumbin Waters, 7 Alder Court

SOLD BY JO ELWIN & JO LYNCH

Presenting a fantastic opportunity, your new home awaits you in a family friendly cul-de-sac that is conveniently located in a great pocket of Currumbin Waters. From 7 Alder Court you can easily access schools, shops, transport and the beautiful beaches. Ready to move into with access prior to Christmas. Start creating beautiful memories immediately.

You will immediately recognise a tranquil feeling offering quiet surrounds and privacy created by the local fauna from your own backyard. The land itself offers plenty of potential with the large land, approximately 1176m<sup>2</sup>. Set next to a Council Reserve, you can access this land to maximise its use and the value of the property.

Upon entering the split level home, you have the living areas consisting of lounge,

3 1 2

### For Sale

Expressions of Interest

### View

[ljhooker.com.au/1RXDF47](http://ljhooker.com.au/1RXDF47)

### Contact

#### Jo Elwin

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#### Jo Lynch

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# LJ Hooker

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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**(07) 5534 4033**

dining and kitchen and laundry. On the upper level you have 3 bedrooms and the bathroom.

The double garage has ample room for storage whilst housing the cars.

If you were looking for an investment opportunity, tenants can also reside straight away.

In due course, you can renovate and extend this home and truly make it spectacular, working with the pitched ceilings and arches that currently exist.

The property features:

- 3 bedrooms with fans, 2 with split system air conditioners
- 1 bathroom with Jack and Jill entry
- 1 living area with ceiling fans and air conditioning
- Functional kitchen and dining
- Laundry off the kitchen with ease to the backyard
- Freshly refurbished backyard with low maintenance Astro Turf
- Pet friendly yard
- Large block of land with loads of potential.
- Rental appraisal between \$800 - \$850 per week
- Water approximately \$1,012 per year
- Rates approximately \$2,207

This home is ideally suited to entry level buyers, downsizers, small families and investors.

Express your interest early as offers will be considered prior to 18th November 2023

Don't delay contacting Jo and Jo for further information.

Jo Elwin 0409 429 785

Jo Lynch 0424 420 884

Disclaimer:

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# More About this Property

Property ID	1RXDF47
Property Type	House
House Size	145 m²
Land Area	1176 m²
Including	Air Conditioning Balcony Built-in-Robes

## Jo Elwin

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## Jo Lynch

Sales & Marketing Specialist | jolynch@ljhookerct.com.au

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## 7 Alder Ct, Currumbin Waters

BED 3 BATH 1 CAR 2

Internal: 145 m² | External: 43 m² | Approx Total: 188 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

