



## Currumbin Waters, 70 Hoffschidt Drive

SOLD BY MITCHELL WYNNE

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Showcasing genuine dual living and an elevated position with stunning ocean views, this spacious home is an absolute must-see. Investors will be drawn to the great rental opportunity while large families and those looking to accommodate in-laws or guests will adore the expansive layout.

The floorplan stretches over three levels with each floor boasting its own large, northeast facing covered balcony. The main living level has been designed for entertaining featuring a central kitchen, large lounge area and separate dining zone. Head upstairs and you will find a large master suite complete with walk-in robe and ensuite with spa bath.

With a further three-bedrooms downstairs complete with additional kitchen, lounge area, full-size bathroom and separate laundry, there is enough room to

### For Sale

Contact Agent

### View

[ljhooker.com.au/1RB8F47](http://ljhooker.com.au/1RB8F47)

### Contact

**Mitchell Wynne**

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[mitchell@ljhookersgc.com.au](mailto:mitchell@ljhookersgc.com.au)

# LJ Hooker

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accommodate the entire family. Nestled towards the end of a quiet cul-de-sac, the property also features a large backyard and double carport. Within proximity to local schools, bushwalks, parks and shops, this property must be seen to be truly appreciated.

#### Highlight property features

- Three-storey home with genuine dual living and ocean views
- Elevated 600sqm block with year-round sea breezes
- Top floor master suite with walk-in robe and ensuite with spa bath
- Three further bedrooms all with built-in robes
- Covered northeast facing balconies on every level
- Large backyard
- Double carport with garden shed
- Freshly painted exterior and near new decking
- Great rental opportunity to accommodate larger families
- Moments from shops, parks, schools, walking trails and the beach
- 10 minutes to the Gold Coast International Airport and 7 minutes to Currumbin

#### Alley

- Quick access to the M1 for an easy commute to Brisbane or weekend at Byron Bay

Genuine dual living properties are seldom found and do sell quick, for further information regarding this property please call Mitchell today!

#### 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 About this Property

Property ID	1RB8F47
Property Type	House
House Size	335 m <sup>2</sup>
Land Area	600 m <sup>2</sup>
Including	Ensuite Toilets (3)

**Mitchell Wynne 0401 527 261**

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

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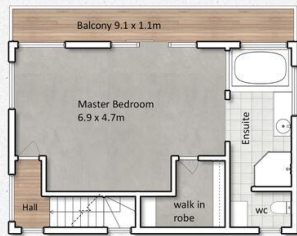
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**First Floor Plan**



**Lower Level Floor Plan**



**Ground Floor Plan**



**HOFFSCHILDT DRIVE**

**Site Plan**

**Site Legend :**

1. Driveway
2. Carport
3. Entrance Porch
4. Triple Storey Residence
5. Balcony
6. Sheds

**W**  
70 HOFFSCHILDT DRIVE  
CURRUMBIN WATERS

**LJ Hooker**

MITCHELL WYNNE  
0401 527 261

Internal Area : 214m<sup>2</sup>  
External Area(Approx) : 121m<sup>2</sup>  
Total Internal Area : 335m<sup>2</sup>  
  
Land Area : 600m<sup>2</sup>

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BIANCO

Measurements are calculated by third party technology. Deemed highly reliable but not guaranteed. Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. Plans are not to scale. Measurements in meters.

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