







7/2 Border Drive North, Currumbin Waters

Sundrenched Private Oasis

A rare opportunity to secure a freestanding, architecturally designed single-level villa that is the size of a house.

Discover your own private oasis in the heart of Currumbin Waters only a few minutes from the Alley and some of the best beaches on the coast. Bathed in natural sunlight and surrounded by peaceful, leafy surrounds, this impressive residence offers a relaxed Gold Coast lifestyle with a stunning coastal aesthetic throughout and an exceptional sense of space and privacy.

Start your day waking up to the sounds of birds in your yard and enjoy the peaceful serene feeling of enjoying a slow morning overlooking your private leafy backyard, it's truly a little slice of paradise, all from the comfort of your master bedroom.

Privately positioned up the back within an exclusive boutique complex of just four villas, this freestanding home features generous proportions, soaring cathedral ceilings and a sensational indoor outdoor flow.

The lounge and master bedroom both showcase stunning cathedral ceilings, creating a light and spacious feel, while the ethanol fireplace adds warmth and ambience to the spacious living area.

4 2 2

FOR SALE
Offers Over $1,350,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS
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helen@ljhookersgc.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Step outside to the generous covered outdoor entertaining area, providing an ideal space for alfresco dining, entertaining friends and family or simply enjoying the peaceful surrounds year-round. The fully fenced yard is child friendly and offers plenty of room to relax and enjoy the outdoors plus the added bonus of having room to put in your own pool, spa or sauna.

Property Highlights:
- Rare freestanding, single-level villa the size of a house
- Four spacious bedrooms
- Two bathrooms
- Two-car accommodation
- House-sized proportions with an exceptional sense of space
- Cathedral ceilings to lounge and master bedroom
- Stylish ethanol fireplace
- Generous covered outdoor entertaining area
- Private, fully fenced yard
- Potential for a pool, subject to relevant approvals
- Peaceful, leafy setting
- Exclusive complex of only four villas

Perfectly suited to families, downsizers, investors or those seeking a low-maintenance lifestyle, this is a rare opportunity to enjoy the space and feel of a house with the convenience of villa living in this pet friendly complex.

Rates: Approx. $2,490 per annum
Water: Approx. $348 per quarter
Body Corporate: Approx. $102 per week
Rental appraisal $1350 - $1450 per week

Sojourn Holiday Stays Appraisal:
Low season: 3 Night Min $430/night
Mid Season: 5 night Min $540/Night
Peak Season: 7 Night Min $695/Night

6 Klms to The Currumbin Alley
3 Klms to The M1
4.8 Klms to The Pines
7.9 Klms To the Airport

Be in quick or you will miss out!

Agent discloses interest.

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.

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MORE DETAILS

Property ID	1X4DF47
Property Type	House
House Size	156 m2
Land Area	222 m2
Including	Ensuite
	Toilets (2)











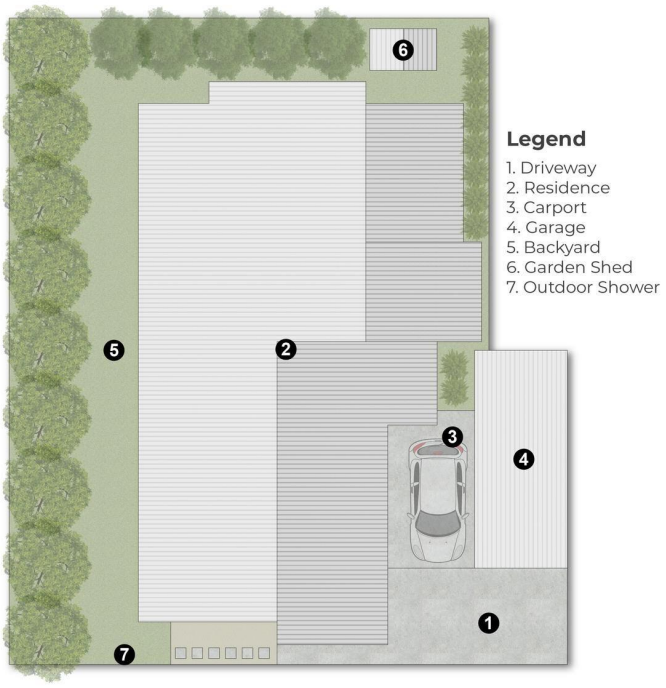
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FLOOR PLAN



SITE MAP

LJ Hooker
Southern Gold Coast

HELEN TELFER
0411 396 950

7/2 BORDER DRIVE NORTH, CURRUMBIN WATERS

	4
	2
	2

INTERNAL AREA	157m²
EXTERNAL AREA + GARAGE	82m²
TOTAL AREA	239m²

Social lab

Disclaimer

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

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