



21/56-70 Guineas Creek Road, Currumbin Waters

Currumbin Creekside Renovated Ground Floor Garden Retreat

If you love living in a garden, with large trees, with bird song and a sense of space, "Botanical Park" could be what you are looking for. This private "park" of 1.9 hectares, with botanical style gardens and landscaping, is on 120 meters of absolute water frontage on Currumbin Creek, and is also an easy walk to the beaches of Palm Beach and Currumbin.

This complex is low rise, only 2 levels, ground floor in the gardens and floor 1.

The buildings are positioned in a U shape, with mature gardens of tall trees in the centre, and winding paths from the front entrance, along ponds leading to the swimming pool, which opens up to the waterfront. The path continues along the waterfront to the private pontoon and boat ramp, with direct access to Currumbin Creek and to the ocean at Currumbin.

There is a dedicated "boat shed" onsite for owners to store kayaks, paddle boards and surf boards, for easy access to the water. This is a Lifestyle opportunity, offering the perfect balance of comfort, convenience and community in a premier gated enclave, with resort style facilities.

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FOR SALE

Offers over \$998,000

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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This ground floor unit position provides effortless access and seamless indoor-outdoor flow, ideal for those who value easy living and a connection to the outdoors. Large glass doors along the Living Dining and Kitchen areas overlook the garden and face East, so the light is beautiful.

Step up a few steps to 2 generous size bedrooms, built in robe and walk in robe in Main. An ensuite, a family bathroom and a separate powder room.

There is a tandem lock up garage with storage space, underneath the main bedroom ensuite area.

What truly sets this resort-style property apart is the outlook - wake up each day to tranquil nature views and Currumbin Creek is only steps from your front door.

Whether it's morning coffee by the water or evening relaxation, this is a setting that is always changing. There is a BBQ area overlooking one of the ponds, large enough for family gatherings.

Median property prices in Currumbin Waters over the last year range from \$1,690,000 for houses and from \$1,000,000 for units.

Features:

- Ground floor garden unit, which has a paved patio area and its' own exclusive use garden area (approx. 20m2)
- This unit is one of only two units that are end of block, and north-east facing units, which means more windows and more natural light.
- Soaring 3-metre ceilings in the main living, dining, kitchen area.
- Two spacious bedrooms, master with ensuite bathroom
- Family bathroom
- Separate powder room
- " Secure tandem garage, with storage.
- " 3 x split cycle air conditioners —one in each bedroom plus one in the lounge-dinning
- 40 metre walk to the Swimming Pool.
- Highly sought-after complex with a fantastic community atmosphere
- The entire complex has been freshly painted this year
- Rare opportunity in a tightly held building
- Shared pool overlooking Currumbin Creek
- Communal BBQ Entertaining area
- Full size Tennis / Pickle Ball Court
- Meeting room/ games room
- Shared boat ramp and Jetty/Pontoon with direct creek and ocean access
- Separate shared personal watercraft-shed to store your paddle board, kayak or surf boards
- Community Vegetable Garden
- Proximity to 2 High Schools, Including Palm Beach Currumbin High School and Elanora High School and 3 Primary Schools, some within easy walking distance.

Location:

- Across the road to The Pines Shopping Centre with Coles, Woolworths and Aldi Supermarkets, Kmart, Banks, Medical, Dental, Optometrists, Gym, Cafes, Speciality shops, Library, Australia Post, Bus and Shell Service Station.
- Walk across the Creek to Currumbin RSL, Tarte Beach House and other Cafes.
- " Walk to the modern Palm Beach Aquatic Centre, which includes indoor and outdoor pools, fitness and therapy facilities, café and meeting rooms.
- Close to local schools, sporting facilities, public transport and the

- weekly Farmers Markets
- Just an easy 15-minute walk or 4-min drive to the ocean at Currumbin and Palm Beach
- Only a 10 minute drive to Gold Coast International Airport
- Close proximity to M1 Motorway
- Approx. 1 hour to both Brisbane and Byron Bay

Chances to secure a ground floor property in this building are incredibly rare, making this an opportunity not to be missed.

Disclaimer:

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MORE DETAILS

Property ID	1X50F47
Property Type	Unit
Including	Air Conditioning Courtyard Balcony Outdoor Entertaining Built-in-Robes Liveability

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