






36/4 Itong Place, Currumbin Waters

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SOLD BY HELEN TELFER

Step inside this light-filled, fully air-conditioned corner villa, beautifully renovated throughout in a fresh, neutral coastal palette designed to appeal to all. Enjoy low-maintenance living at its best in this breezy and inviting home.

The villa features two air-conditioned bedrooms with built-in robes, plus a versatile multipurpose room currently used as a third air-conditioned bedroom with built-in robe. This space can easily be converted back to the original garage if desired. The open-plan living area flows seamlessly to a private front courtyard, ideal for relaxing or entertaining, while a second leafy rear courtyard offers an additional peaceful outdoor retreat.

Set within the quiet, pet-friendly and well-maintained Tea Trees complex, residents enjoy access to a sparkling in-ground pool. The location is exceptional - just steps to Currumbin Fair Shopping Centre and local sporting clubs, and only minutes to Currumbin's beautiful beaches. The property sits within the Currumbin State School and Palm Beach Currumbin High School catchments, is approximately 6 minutes to The Pines Shopping Centre, and around 11 minutes to John Flynn Private Hospital and Gold Coast Airport.

Key Features:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FOR SALE

Offers Over \$880,000

AGENTS

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AGENCY

LJ Hooker Southern Gold Coast

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 **LJ Hooker**

- Fully air-conditioned throughout
- Light, bright and breezy corner position
- Two bedrooms with built-in robes
- Air-conditioned multipurpose room with built-in robe
- Two private courtyard spaces
- Pet-friendly complex with in-ground pool
- Low body corporate fees approx. \$80 per fortnight
- Very Healthy Sinking Fund \$192,000
- Rates approx \$1350 per 6 months
- Water approx \$740 per 6 months

An ideal opportunity to secure a stylish, easy-care villa in one of Currumbin's most convenient and sought-after locations.

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 1W0AF47
 Property Type Unit

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