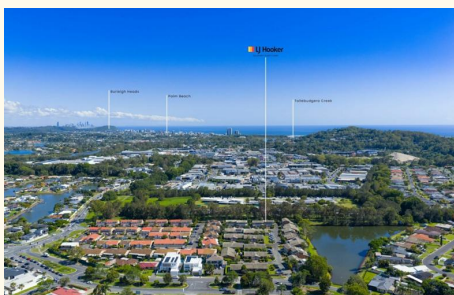


Sold



38/18 Bienvenue Drive, Currumbin Waters

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Currumbin Gem that Represents Great Entry Level Buying

FOR SALE
Offers Over \$860,000

AGENTS

Helen Telfer
0411 396 950
helen@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

Perfectly positioned in a highly convenient Currumbin Waters pocket, this original two bedroom townhouse offers outstanding potential for first home buyers, downsizers and investors. Light, private and ready for a modern renovation, it represents smart entry level buying in a location that is always in high demand. The two bedrooms and the bathroom are located upstairs with separate laundry and toilet downstairs that could easily be converted into a 2nd bathroom, thus adding value.

Features:

- Two generous bedrooms with built in wardrobes
- Open plan living and dining connecting to a leafy private courtyard
- Stunning cathedral ceilings
- Single lock up garage with internal access
- Plenty of room to park on the driveway
- Completely original throughout and ready for renovation
- Quiet, low maintenance complex with established gardens

Location and Lifestyle

- Walk straight across the road to Currumbin Fair with the IGA supermarket, bakery, butcher, chemist, local medical centre &

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.



- local sports club (Alleygators) etc
- Approx 5 minutes to the gorgeous Currumbin Creek
- Approx 7 minutes to the stunning Currumbin Alley
- Approx 6 minutes to The Pines Shopping Centre in Elanora
- Easy access to buses and the M1 for quick commuting.
- Short Drive to Coolangatta Airport

In the catchment for Currumbin State School and Palm Beach Currumbin State High. An affordable opportunity in a premium lifestyle location only moments from the beach. Move in, rent out or renovate and create value. Properties in this position are rarely offered and quick to be secured. Be in quick or you will miss out.

Body Corp approx \$50 pwk
Rates approx \$ 2200 per annum
Water approx \$400 per quarter

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 1VW0F47
Property Type Unit

Helen Telfer 0411 396 950
Sales & Marketing Specialist | helen@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au





First Floor

Legend

- 1. Currumbin Fair Shopping Centre
- 2. The Bread Social - Currumbin Waters
- 3. Currumbin State School
- 4. Tugun Beach
- 5. Currumbin Wildlife Sanctuary
- 6. Cornerstone Stores



Location Map



Ground Floor



Southern Gold Coast

HELEN TELFER
0411 396 950

38/18 BIENVENUE DRIVE
Currumbin Waters

Internal & Garage 116m²
Patio and Courtyard 54m²
Total Area 170m²

- 2
- 1 + Powder
- 1 + Off-street

Social Lab
Disclaimer

BIANCO
STUDIO

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.

* Denotes measurements at its widest points.
LJ Hooker

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