



## Tugun, 202/32 O'Connor Street

SOLD BY ERIN KING & RACHAEL SHERRIFF

4 3 1

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1TCNF47](https://ljhooker.com.au/1TCNF47)

**Contact**  
**Erin King**  
0439 060 535  
[erin@ljhookerct.com.au](mailto:erin@ljhookerct.com.au)

This property was sold by Erin King & Rachael Sherriff within 1 week on the market.

Thinking of selling? Let's chat

If you are considering selling, please reach out to us so we discuss our sales method that allows sellers to achieve premium prices.

It's more important than ever to choose your agent carefully, it can cost you a difference of 10-20%.

We have achieved numerous building records in recent months.

You can be assured that we will add value to the sale your property:

# LJ Hooker

**Disclaimer:** 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.

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

We are an award-winning agency with a proven track-record selling property on the Southern Gold Coast and in Tugun and the surrounding area at premium prices.

We have many current qualified buyers and the largest database on the Southern Gold Coast. We will immediately contact matched buyers and invite them to the first inspection or arrange for private viewings.

We work with the support of the leading real estate agency company in the country LJ Hooker.

Erin was born and raised on the Southern Gold Coast, and has over 25 years' experience within real estate property sales, extensive knowledge and experience marketing and negotiating property and importantly she understands our local marketplace.

We will devote our time, energy and expertise to finding the right buyer, and entering a competitive offer process to ensure a successful outcome.

We can assure you that we know the process required to market your property and introduce a competitive negotiating situation to achieve the best possible price.

We will manage the entire event with diligence, care, and assure you that we are totally committed to providing you with outstanding service.

If you are thinking of selling or just want to chat about the local market and perhaps to gain an idea of what price your property could achieve, please contact us for a confidential, no-obligation discussion.

We would be delighted to meet with you and provide a realistic market assessment of your property, and some affordable yet effective marketing strategies to ensure you achieve a great result.

Thinking of selling? Let's chat.

An iconic, near-new contemporary coastal apartment opposite the sand and surf at Tugun embodies the essence of luxury beachfront living.

Flawlessly finessed, this half-floor beachfront apartment on the second-floor of the five-storey boutique 'Lusso' building offers a premier southern seaside lifestyle just a short stroll to Tugun village known for its laidback village ambience, with patrolled beaches, shops, cafes and restaurants.

Designed by Plus Architecture, the use of soft forms and natural materials such as stone, timber, and greenery complements the apartment's coastal locale and creates a sense of timeless elegance.

Enjoy the building's north eastern aspect with alluring ocean views that can be enjoyed from the apartment's wide balcony.

The functional floor plan prioritises connection without compromising on privacy. Cook, dine, and relax while taking in sea views in the open-plan kitchen, dining and living spaces,

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or find sanctuary in a second living room and four bedrooms, including a grand master suite with a private courtyard. Additionally, there is a secure car space.

Residents have access to resort-style amenities. Head to the rooftop at sunrise for a dip in the pool as you take in a panorama across the ocean to Rainbow Bay. Delicious meals and patrolled surf beckon across the road at Tugun Beach and Tugun Surf Life Saving Club.

Property highlights:

- Near-new, half-floor beachfront apartment in boutique 'Lusso'
- North east facing balcony captures views over the parkland to the ocean
- Designed by Plus Architecture to complement the coastal ambience
- Soft forms, organic materials and elegant finishes play out across a 228m2 floor plan
- Open living, dining and kitchen has ocean views and balcony access
- Kitchen has stone benchtops and splashback, Miele appliances, integrated Liebherr fridge freezer, double sink plus island bench with storage and seating
- Master bedroom has private courtyard, walk-in robe and ensuite with double vanity, floor-to-ceiling tiles and separate toilet
- Second and third additional bedrooms have built-in robes; one has an ensuite
- Fourth bedroom/study with shelving and cupboards
- Additional bathroom and powder room
- Digital locks/with manual lock that can be used via the Breeze app
- Laundry with Fisher and Paykel Washer and Dryer
- Many storage options throughout the apartment
- Secure basement car park with additional storage space
- Secure building and lift with fob access plus Aiphone intercom
- Ducted air-conditioning plus storage throughout
- Recreational amenities include a rooftop terrace, pool and BBQ area

Location highlights:

- Directly opposite the beach in one of Gold Coasts most prestigious pockets.
- Located in one of Queensland most searched suburbs, Tugun.
- Surrounding by a lavish shopping & dining precinct

Tugun is known for its laidback village ambience and strong community connection, with patrolled beaches, shops, cafes and restaurants. The address is in the catchment for Currumbin State School and Palm Beach Currumbin State High School.

Other information:

- 'Lusso' a boutique building of only 8 units
- Body Corporate: \$175.76 per week approximately
- Council rates: \$1,678.61 per 6 months approximately
- Water rates: \$264.69 per 3 months approximately
- Total size of unit including balcony: 231m2 approximately
- Age of building: Built-in 2022
- Land size of building: 2,039m2 approx

Want to know more?

We have walkthrough videos we can send to you via WhatsApp, or you can see them



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highlighted on Instagram @erinking.ljhooker

Contact us to receive the floorplan and property book with outgoings, floorplan and recent sales within the surrounding area to give you some guide of value. Register your interest to know about upcoming opportunities to inspect.

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	1TCNF47
Property Type	Apartment
House Size	231 m <sup>2</sup>
Including	Air Conditioning Toilets (4)

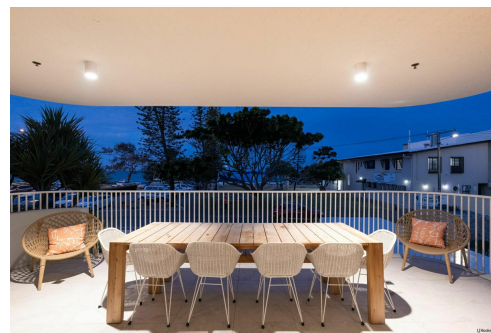
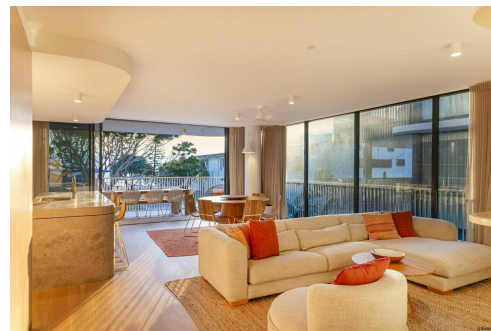
**Erin King 0439 060 535**

Sales & Marketing Specialist | [erin@ljhookerct.com.au](mailto:erin@ljhookerct.com.au)

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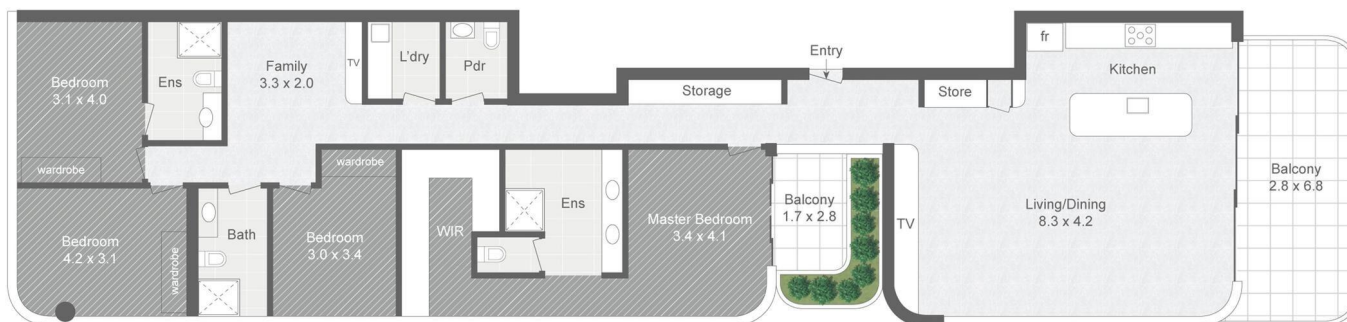
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202/32 O'Connor St  
Tugun

BED 4  
BATH 3.5  
CAR 1

Internal 194m<sup>2</sup>  
External 37m<sup>2</sup>  
Total 231m<sup>2</sup>



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

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