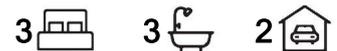




Tugun, 1/31 Kitchener Street

SOLD BY HELEN TELFER



Get in quick or this one will be snapped up!

This lovely home is the epitome of coastal living with great beach vibes and not a cent to spend. Only 5.5 years old, it is totally move-in ready and low maintenance throughout.

You'll love the open plan layout flowing out to the gorgeous private deck and fully fenced backyard that has a beautiful northerly aspect causing the yard to be bathed in sunlight.

The unique floor plan caters for guests downstairs with the added bonus of their own ensuite, perfect for when grandma comes to stay. The master is located upstairs with a walk-in-robe and ensuite, the third bathroom has a stunning free standing bath where you can light your candles and relax away the stress of the day.

Tugun has a great community vibe and you can take a leisurely stroll to your local cafe for

For Sale

Offers over \$1,399,000

View

ljhooker.com.au/1TQCF47

Contact

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LJ Hooker

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

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early morning coffees and beach walks, not to mention the fabulous bike tracks from Currumbin all the way to Cooly.

Within walking distance to the beautiful sandy beaches of Tugun, an easy stroll of only 400m away, close to trendy cafes, shops, hospitals and M1.

- 3 generous bedrooms - 2 with ensuites
- Ducted reverse cycle air-conditioning
- Light-filled open plan living
- 2nd living area upstairs
- Stunning kitchen with shaker cabinetry
- Caesar stone bench tops & dishwasher
- Farmhouse sink
- Spacious butlers pantry
- Westinghouse oversized oven (900mm)
- 5 burner gas cooktop
- Bonus study nook
- 3 beautiful bathrooms
- 4 toilets (including a powder room)
- Stunning North facing outdoor covered deck
- Solar powered 8.6kw system
- Crimsafe on downstairs windows and doors
- Abundance of storage
- Secure lockup garage
- Additional car space
- Low maintenance landscaped backyard
- No body corp fees
- Council Rates: \$1,230 (6-monthly)
- Water Rates: \$383 per quarter
- Shared Insurance: \$1,342 per annum
- Rental income approx \$1200 - \$1300 per week

Don't hesitate or it will be gone, not often does a Duplex of this quality and design come to the market.

Disclaimer:

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More About this Property

Property ID	1TQCF47
Property Type	DuplexSemi-detached
House Size	238.45 m ²
Including	Toilets (4)

Helen Telfer 0411 396 950

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1/31 Kitchener Street, Tugun

Internal: 212 m² | External: 26m² | Approx Total: 238 m²

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Plans shown are only indicative of layout. Dimensions are approximate.

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