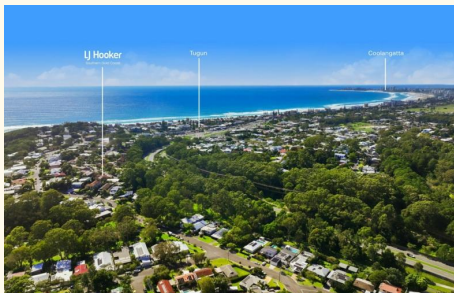




Sold



1/39 Hillcrest Avenue, Tugun

SOLD BY JO LYNCH

Tucked away in a tightly held pocket of Tugun, and within walking distance to the Tugun / Currumbin beachfront, this coastal abode is the beach house you've been seeking!

Upon entry, your eyes are drawn to the magnificent high ceilings with exposed timber beams. This is a spacious split-level duplex that will comfortably house the family.

The kitchen is modern and includes stone benchtops, stainless steel appliances, and plenty of storage. This open plan living space is air-conditioned and opens to a lovely balcony with a private, green outlook.

Head upstairs to 3 spacious air-conditioned bedrooms, the master with ensuite and external access. Bedroom 2 has an extended space that would make a great home office or student study. The main bathroom is beautifully renovated and includes a bathtub.

You will love the convenience of having Tugun Market Co just 500 metres away - a healthy dinner is literally at the end of the street! And school drop off is easy with Currumbin State Primary and PBC High all within a few kilometres.

3 2 2

FOR SALE

Expressions Of Interest Closing Sun. 12th April

AGENTS

Jo Lynch
0424 420 884
jolynch@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.



With a double garage and fully fenced yard, this is the perfect offering for a family or a downsizer seeking a sea change!

The details:

- Kitchen with granite benchtops, electric oven & cooktop, dishwasher and plenty of storage
 - Open plan living / dining with split system air conditioning, pendant lighting and ceiling fans
 - Front covered balcony
 - Master bedroom with ensuite, built-in robe and external access
 - Bedrooms 2 & 3 with built in robes
 - All bedrooms with split-system air conditioning units and new ceiling fans
 - Main bathroom beautifully renovated with bathtub, dual shower heads
 - Separate laundry with external access
 - Fully fenced backyard with lawn
 - 6.6kw solar panels
 - Double garage with automatic entry and air conditioning (currently used as a gym)
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- No body corporate, only shared building insurance.
 - Council rates approx. \$3,296 per annum

School Catchment:

- Palm Beach Currumbin High School (PBC)
- Currumbin State Primary School

Convenient to:

- Tugun Flat Rock Beach - 800m
- Tugun Village - 500m
- Cornerstone Stores - 1km
- John Flynn Private Hospital and Tugun Satellite Hospital - 3km
- Palm Beach Pavilions (Coles) - 3km
- Gold Coast International Airport - 4.5km
- The Strand Coolangatta - 6.5km

To arrange your viewing, please contact Jo Lynch from LJ Hooker on 0424 420 884.

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

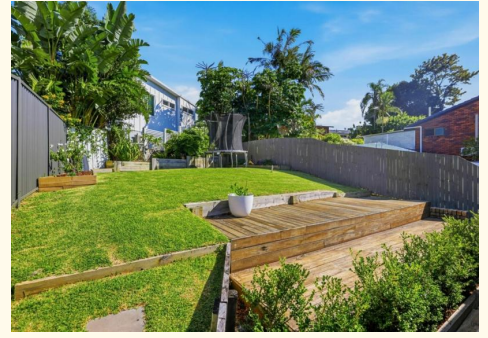
Property ID 1WETF47
Property Type DuplexSemi-detached
House Size 159 m2

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Sales & Marketing Specialist | jolynch@ljhookersgc.com.au

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