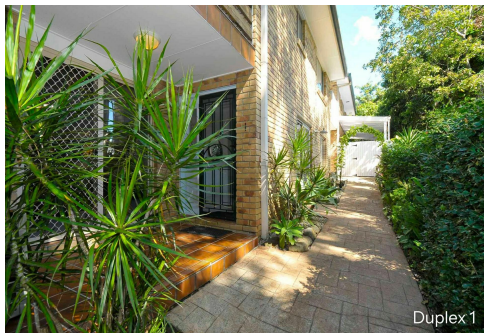




**LJ Hooker**  
Southern Gold Coast

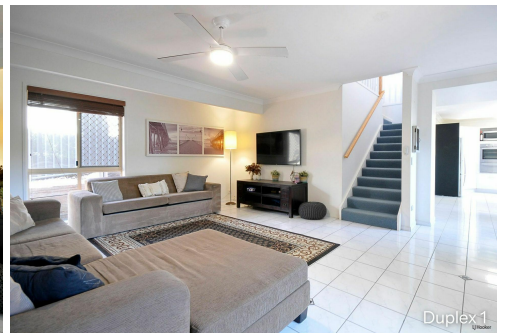
**SOLD**



Duplex 1



Duplex 1



Duplex 1

## Tugun, 1/538 Gold Coast Highway

SOLD BY DAVID LONIE



**For Sale**

DUPLEX PAIR - Buy 1 or Buy Both

**View**

[ljhooker.com.au/1UEEF47](http://ljhooker.com.au/1UEEF47)

**Contact**

**David Lonie**

0432 349 839

[david@ljhookersgc.com.au](mailto:david@ljhookersgc.com.au)

Don't just dream about your blissful beachside lifestyle, embrace it with this one of kind opportunity. Just steps away from the white sand and crystal blue water of Tugun beachfront.

This is a prime opportunity to purchase a duplex pair and if your budget doesn't allow it simply purchase one.

Grab a coffee at Good day Coffee or the Cornerstone as you make your way to the Tugun beachfront, only a few minutes walk from your new home. Enhance your wellbeing with the elements of the sun, sand and the salt water as part of your everyday lifestyle. Whether you're a savvy investor or someone looking for a place to call home, this is the perfect opportunity which ever way you look at it.

Rarely do Duplex pairs in this position become available so be sure to take advantage of this opportunity.

# 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.

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**(07) 5534 4033**

#### Duplex 1

- Three bedrooms, including master with ensuite and 2 guest bathrooms. Two additional bedrooms with ceiling fans and beautiful neutral tones throughout
- Very neat and tidy with room to improve if you desire
- Duplex pair sitting on a generous 516m<sup>2</sup> allotment surrounded by greenery and a laid back atmosphere
- Air conditioning

#### Duplex 2

- Three bedrooms, including master with ensuite and 2 guest bathrooms. Two additional bedrooms with ceiling fans and beautiful neutral tones throughout
- Fully renovated throughout so you can move in with nothing to spend
- Spacious open plan kitchen overlooking your outdoor entertaining area
- Duplex pair sitting on a generous 516m<sup>2</sup> allotment surrounded by greenery and a laid back atmosphere
- Air conditioning/heating throughout for comfort all year round
- Outdoor entertaining area with private yard perfect for your kids and pets to play

#### Dual Features

- Duplex pair sitting on a generous 516m<sup>2</sup> allotment surrounded by greenery and a laid back atmosphere
- Solid construction, built to last and designed to enjoy with plenty of space over two levels
- A light-filled haven to unwind and connect to that oceanside lifestyle. You are in the hub of Tugun with all your amenities walking distance from your front door in a high capital growth area. You're in good company with home sites skyrocketing in the local area. Get in while you still can
- Tugun is Part of the World Surfing Reserve, locals love the fact you just might get the waves all to yourself!
- Exceptional location, walking distance to Tugun Beach, SLSC and the Tugun fruit market
- 7 mins drive to Gold Coast Airport
- 9 mins drive to Southern Cross University
- Within Palm Beach Currumbin State Highschool catchment area

Reserve picnic on the foreshore parklands or enjoy the 36km Oceanway cycle and walk trail that shadows the Gold Coast's iconic coastline from Currumbin To Coolangatta and all its secret spots between. Perfect for the kids to rollerblade or skateboard with multiple playgrounds.

With its friendly village atmosphere and laidback charm, Tugun is a much loved costal family suburb. Leave the keys at home. Everything is just steps away. Cafes, boutiques, shopping centers, clubs, pubs and sporting fields. John Flynn Private Hospital and Gold Coast Airport are also nearby, ensuring all your needs will be well met in this exceptional location. Come and check out what the optima of Gold Coast living is all about.

#### 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



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## More About this Property

<b>Property ID</b>	1UEEF47
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Liveability

**David Lonie 0432 349 839**  
Sales & Marketing Specialist | david@ljhookersgc.com.au

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