



2/12 Maud Street, Tugun

SOLD BY JO LYNCH

The ultimate entry-level or investment opportunity - act swiftly to secure this beachside opportunity in Tugun. Suited to the first home buyer, downsizer or investor looking for that coastal find!

A single level, 2-bedroom duplex with no body corporate fees, a private courtyard and off-street parking for 2 vehicles.

Featuring open plan kitchen, living & dining. This bright living space opens to your front timber deck and fully fenced courtyard. This is a great entertaining area as it is private and faces north-east.

Bedrooms are spacious with ceiling fans, the master with built-in wardrobe. The bathroom includes a bathtub and separate toilet. There is also a separate laundry with external access.

This property is leased until end of September 2026 with the tenant paying \$750 per week. Secure this rare opportunity now and move in within 1 year to be eligible for the first homebuyer incentive.

Enjoy being centrally located and within walking distance to everything you could wish for! Enjoy your morning surf out the front at Tugun. Wander into Tugun Village for tapas at Lucia, or an acai bowl from Niche & Co.

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FOR SALE
Under Contract

AGENTS

Jo Lynch
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AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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**

- Single level duplex, no stairs.
- 2 spacious bedrooms with ceiling fans. Master bed with built in wardrobe.
- Timber look flooring throughout
- Open plan kitchen / living / dining
- New split system air conditioning in living room
- Timber front deck
- Fully fenced courtyard, perfect for pets
- Kitchen with electric cooktop, oven and rangehood
- Bathroom with bathtub
- Separate laundry with external access
- Separate toilet
- Single car garage, additional parking space on driveway

No body corporate fees, duplex with shared building insurance only.
 Council rates - approx. \$1,438 bi-annually
 Water - approx. \$200 per quarter
 Rental Income - Tenant is paying \$750 per week. Lease ends 25th September 2026

Location:

- Tugun Patrolled Beach - 300 metres
- Gold Coast International Airport - 3.5km
- Tugun Village - 250 metres
- Tugun Bowls Club - 500 metres
- John Flynn Private Hospital - 2.5km
- Tugun Satellite Hospital - 2.5km
- Easy access to M1

School Catchment:

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

To arrange your inspection, please contact Jo Lynch 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 M4VHEZ
Property Type DuplexSemi-detached
Including Toilets (1)

Jo Lynch 0424 420 884

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

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