



Tugun, 2/39 Hillcrest Avenue

SOLD BY JO LYNCH & JO ELWIN

3 2 2

For Sale
Expressions of Interest

View
ljhooker.com.au/1U0PF47

Contact
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Tucked away in a tightly held pocket of Tugun and within walking distance to the beach and Tugun Village. This coastal abode delivers beach house vibes with its spacious open plan living space, accentuated by sea breezes and plenty of natural light!

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 & breakfast bar, a large dual sink, dishwasher, plus electric oven, and cooktop. This open plan living space is air-conditioned and opens to a lovely balcony with a private, green outlook.

Head upstairs to 3 spacious bedrooms, the master with ensuite and external access.

Bedroom 2 has an extended space that would make a great home office or student study.

All bedrooms offer ceiling fans, built-in wardrobes, and brand-new carpet.

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LJ Hooker Southern Gold Coast
(07) 5534 4033

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.

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

- Kitchen with stone benchtops, large dual sink, dishwasher, electric oven and hot plate, wine rack, plenty of storage.
 - Plumbing in place for fridge
 - Breakfast bar
 - Open plan living under high, raked ceiling with exposed timber beams
 - Quality timber-look flooring
 - Split system air conditioning in living
 - Pendant lighting
 - Front covered balcony
 - Courtyard with bench seating at rear and grassed backyard
 - Master bedroom with ensuite and external access to back courtyard, built in wardrobe, ceiling fan
 - Bedroom 2 with study / office space, built in wardrobe, ceiling fan
 - Bedroom 3 with built-in wardrobe and ceiling fan
 - All bedrooms have brand-new carpet
 - Main bathroom with bathtub, rain shower head, separate toilet
 - Separate laundry with external access
 - Double garage with high ceiling, plenty of storage space and remote entry.
 - Established, landscaped gardens
 - Fully fenced property and safe for pets
 - Solar hot water
- No body corporate, only shared building insurance.
- Council rates approx. \$3,200 per annum
- Rental Appraisal - \$900 - \$950 per week

School Catchment:

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

Convenient to:

- Tugun 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 The Jo & Jo Sales Team.

Jo Lynch - 0424 420 884

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More About this Property

Property ID	1U0PF47
Property Type	DuplexSemi-detached

Jo Lynch 0424 420 884

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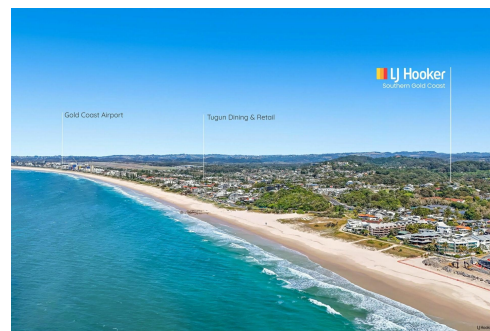
Jo Elwin 0409 429 785

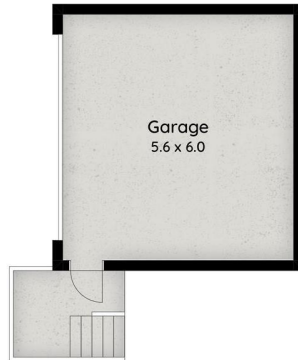
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2/39 Hillcrest Ave
Tugun

Internal - 143m²
 External - 22m²
 Total - 165m²



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Disclaimer

This floor plan is intended for illustrative purposes only and may not accurately reflect the exact layout or dimensions of the property. All measurements and details should be independently verified. We take no responsibility for any discrepancies or errors in the information provided.

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