

12A Teemangum Street, Tugun

SOLD BY ERIN KING & RACHAEL SHERRIFF

Presenting a heart-warming beachside haven brimming with that special ingredient that makes a house a home only a short stroll to the middle of Tugun and Currumbin the last beachside villages on the Gold Coast - a very rare and exciting offering to the current market.

This northeast facing elevated Queenslander home built in 1920 was originally the workers cottage at the old Currumbin Pub then moved to this hill top position corner of Kropp Lane and Teemangum Street in 1948.

Central and convenient this character-filled home owned by its current owner since 1989 is scattered with glorious traits of yesteryear, your original beach-house oozes character and old-school charm and is ready for new owners to enjoy the laid back holiday lifestyle on offer.

Known for its stunning coastline, surf beaches and beautiful coastal walks Currumbin and Tugun is more popular than ever, with people rushing in to buy from interstate locations.

This high-growth real estate pocket has some of the country's most exclusive homes and remains one of the Gold Coast's most high-

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FOR SALE
Contact Agent

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AGENCY

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demand suburbs.

Explore the potential to capitalise on this ever-popular location within walking distance to beach, parks and local shops, as well as surf clubs, cafes, restaurants, Currumbin Wildlife Sanctuary, schools, transport and much more.

This part of the world is gated by the still water estuary at Currumbin, is abundant in wildlife in a friendly family friendly village.

Properties like this one located so close to Currumbin and Tugun beach are very hard to find, and with more beachside development in the pipeline it makes this opportunity extremely rare in this locale.

Just an hour to Byron or Brisbane should you want an easy day trip. Positions like this are tightly held for good reason. Perfect weekender, lock and leave holiday apartment, permanent residence or investment

We look forward to show casing this exciting opportunity to you.

Property highlights:

- Elevated north-east facing original character filled Queenslander
- Private rear courtyard with plenty of sunlight, vege patch
- Quaint front garden leading to the front steps of the beach shack
- L shaped living area with high ceilings plenty of sunlight and ocean breezes
- Updated kitchen with breakfast bar and dishwasher, gas stove
- Enclosed sunroom with ocean glimpses to South Stradbroke Island
- Two bedrooms both with built in wardrobes
- Updated bathroom with corner spa bath
- Separate external laundry with additional storage
- Hoop pine flooring and walls, high ceilings throughout
- Tandem lock up garage, plus plenty of under house storage
- Solar power was installed in 2014, no electricity bills since
- New roof attached in 2002, updated electrical & plumbing all good
- Fully fenced backyard, side access to rear courtyard

Location highlights:

- Short stroll to the middle of beachside Villages Tugun and Currumbin
- Across the road to the beach and coastal walkway
- Close proximity to public transport
- Walking distance to beach, parks and local shops
- Walk to surf clubs, cafes, restaurants, Currumbin Wildlife Sanctuary
- Easy access to Gold Coast Highway north and southbound
- 3 Minute drive to the Gold Coast International Airport
- 5 Minute Drive to John Flynn Private Hospital
- 30 Minute drive to Surfers Paradise
- 40 Minute drive to Byron Bay

Want to know more?

Contact us to receive the property book with outgoings, floorplan and recent sales within the surrounding area to give you some guide of value.

Please contact Erin King to arrange your viewing on mobile 0439 060 535.

Follow Erin King on Instagram [@erinking.ljhooker](https://www.instagram.com/erinking.ljhooker)

Disclaimer:

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MORE DETAILS

Property ID	MA6HEZ
Property Type	House
Land Area	202.5 m2
Including	Toilets (1)

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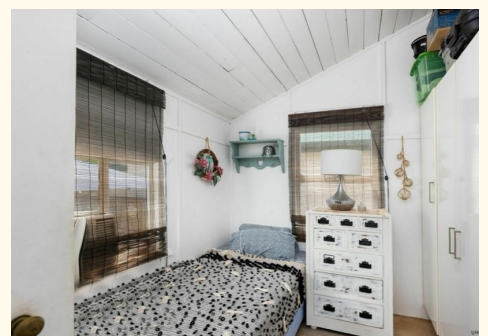
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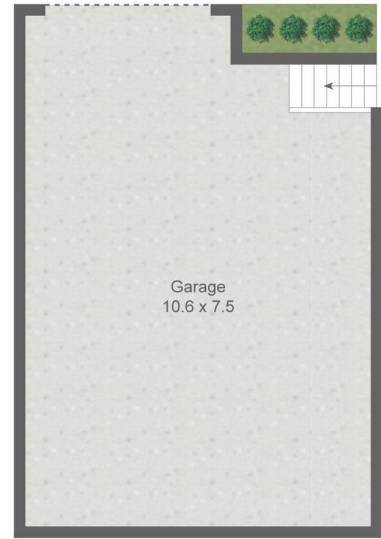
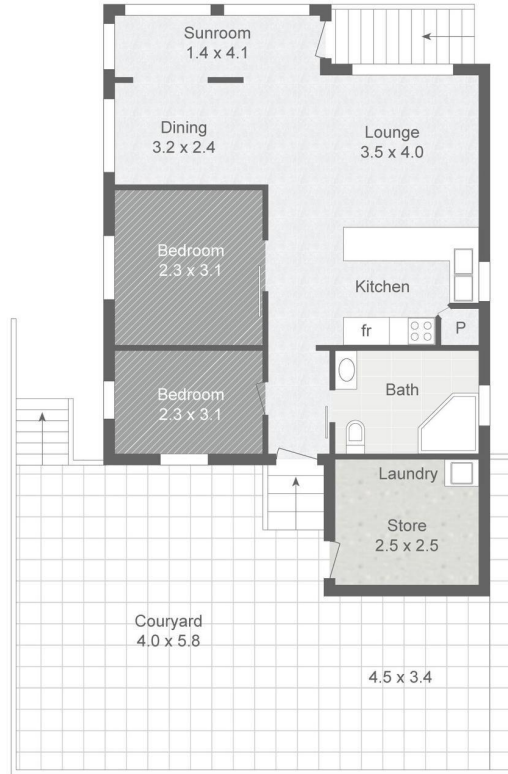


1/12 Teemangum St
Currumbin

BED 2
BATH 1
GARAGE 2

INTERNAL 70sqm
EXTERNAL 52sqm
GARAGE 70sqm
STORE 6sqm

TOTAL 198sqm



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