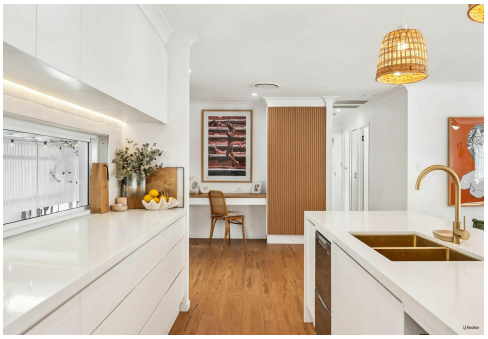








Tugun, 25 Kitchener Street

SOLD BY JO LYNCH & JO ELWIN

3 1 3

Your kids will love growing up here. A renovated coastal abode just 300 metres to Tugun beach and large enough to accommodate a swimming pool, double shed, AND yard space to kick a footy!

25 Kitchener Street enjoys beautiful sea breezes and is filled with natural light. Featuring timber look floors, stone bench tops, and clean white cabinetry with timber accents, this home is both functional and on trend.

The residence comprises an open plan kitchen / living space, 3 spacious bedrooms, and a renovated bathroom with dual shower heads.

At the center of your kitchen is a long stone island bench with integrated sink that is perfect for entertaining. The kitchen offers an abundance of storage, and the home chef will appreciate the 90cm oven with gas cooktop!

For Sale
Expressions Of Interest Closing Sun. 21st July

View
ljhooker.com.au/1T03F47

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

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LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The kitchen opens to a covered entertaining area with outdoor kitchen and cactus gardens. From here you can watch the kids swim in the pool, or take shade in the pool area and relax under the hut.

An existing double shed on concrete slab sits at the rear of the property. The current owners have constructed a half-pipe skate ramp in here. This shed offers many possibilities including the potential to build a granny flat (STCA).

This 607m2 allotment is zoned medium density allowing for future development potential (STCA).

- Kitchen with stone island bench, ABI Interiors brushed brass sink & tapware, 90cm electric oven and gas cooktop, double drawer dishwasher
- 3 bedrooms all with wardrobes and ceiling fans
- Renovated bathroom with integrated laundry and dual shower heads. ABI brushed brass tapware, concrete top mount basin
- Study nook
- Covered outdoor entertaining area with outdoor kitchen (built in BBQ and bar fridge)
- Ducted air-conditioning throughout
- Rear double shed, currently converted to the ultimate man cave / office with a half pipe skateboard ramp constructed
- 300 metre walk to beach
- Swimming Pool
- Double carport with additional space for jet ski, boat, trailer
- Solar electricity
- Gas hot water
- Fully fenced property
- Medium density zoning
- 607m2 block

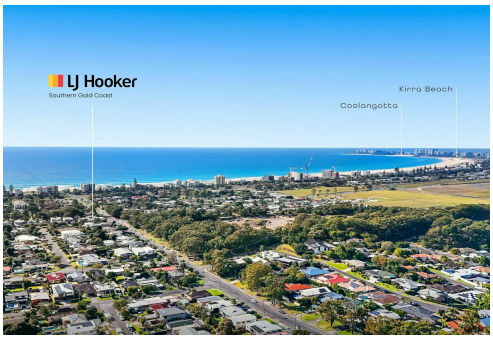
- Rental Appraisal - approx. $1,000 - $1,100 per week
- Council Rates - approx. $2,460 per annum

Tugun is the Southern Gold Coast's ultimate family suburb. Many young families are coming to Tugun for inclusion in the PBC and Currumbin Primary school catchments. Tugun offers great sporting and surf clubs, patrolled beaches, an epic skate park, dog parks and popular cafes and restaurants.

To arrange your viewing, please contact The Jo & Jo Sales Team:
Jo Lynch - 0424 420 884
Jo Elwin - 0409 429 785

Disclaimer:
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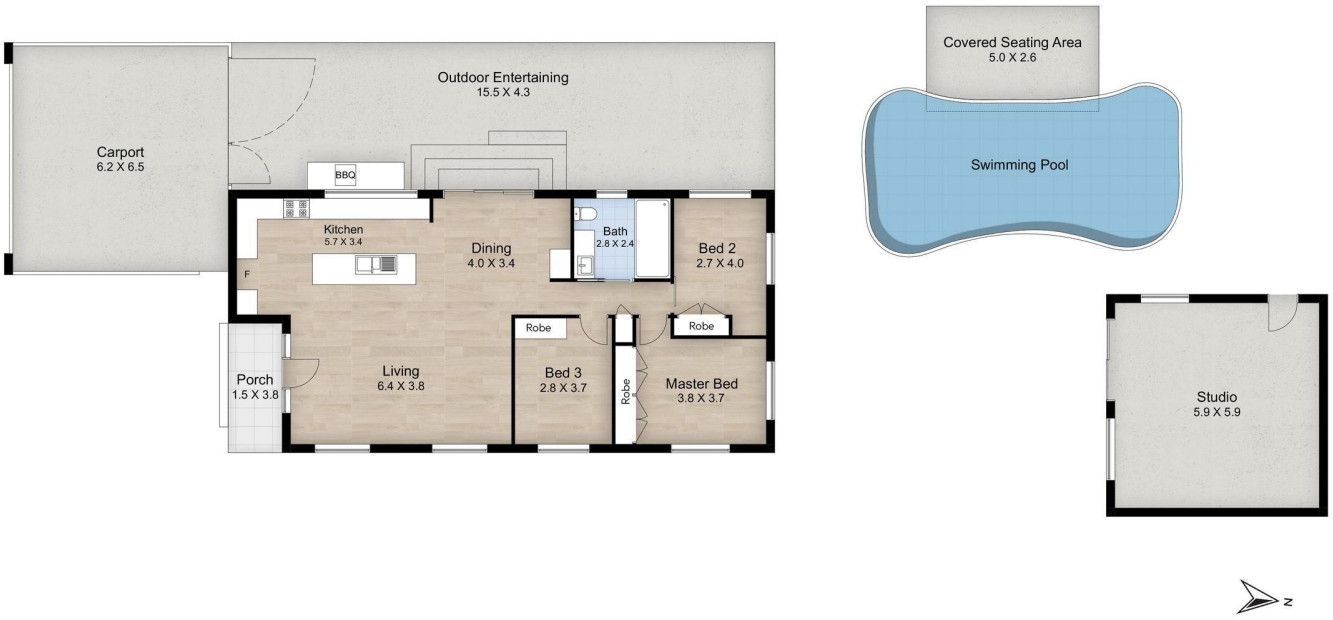
More About this Property

Property ID	1T03F47
Property Type	House
Land Area	607 m²

Jo Lynch 0424 420 884
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LJ Hooker
Southern Gold Coast

25 Kitchener Street, Tugun

Internal - 150m2 Covered External - 127m2 **Total - 277m2**

Dimensions are approximate, interested parties should do their own due dilligence. The Floor Planners take no responsibilities for inacurrate measurments or errors

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