

Tugun, 3 Armina Court

SOLD BY JO ELWIN & JO LYNCH

One of Tugun's most family friendly pockets and situated in the esteemed school catchment for both PBC High and Currumbin State Primary Schools. This brick and tile low-set home is perfect for a young family or downsizers who seek low maintenance living close to the beach, airport, and hospitals.

Attracting plenty of sunlight throughout, the home features 3 spacious bedrooms. The master includes an ensuite and air-conditioning.

Your open plan kitchen / living space opens to a huge outdoor entertaining area, covered by new patio roofing. This alfresco zone will become your second living space. Adding a pool (STCA) will add further value and complete your backyard!

This is a fully fenced property, with solar electricity, and includes a double garage with remote entry.

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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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For Sale
Offers Over \$1,250,000

View
ljhooker.com.au/1TWMF47

Contact
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Jo Lynch
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LJ Hooker Southern Gold Coast
(07) 5534 4033

The kids will love riding their bikes in this quiet cul-de-sac with a local park and play equipment within 50 metres of the front door! Living just 1km to the beach, add that early morning surf to your daily routine.

- Located in quiet cul-de-sac.
- 3 bedrooms, master with ensuite, built-in robe, and split system air-conditioning.
- Bedrooms 2 & 3 with ceiling fans and wardrobes
- Open plan kitchen / living / dining. Tiled and with split-system air-conditioning
- Kitchen with stone benchtops, gas cooktop, electric oven, dishwasher, and good storage.
- Recent addition of 2nd bathroom
- Huge alfresco entertaining area, fully covered with new patio roof
- Fully fenced backyard
- Garden Shed
- Double garage with remote entry
- Solar electricity panels
- Solar hot water system
- Laundry in garage

Council Rates approx. \$2,300 per annum

The Location:

- Tugun Beach - 1km
- Gold Coast International Airport - 3.5km
- Tugun Village for shops, cafes, and restaurants - 2.5km
- John Flynn Private Hospital - 600 metres
- Tugun Satellite Hospital - 700 metres
- Tugun skate park / dog park - 600 metres
- Seahawks Rugby League Football Club - 600 metres
- School catchment for: Palm Beach Currumbin High / Currumbin State Primary
- Easy access to M1

Secure your family home before the new school year in Tugun!

Please contact The Jo & Jo Sales Team to arrange your viewing:

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

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.

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More About this Property

Property ID	1TWMF47
Property Type	House
Land Area	480 m ²

Jo Elwin 0409 429 785

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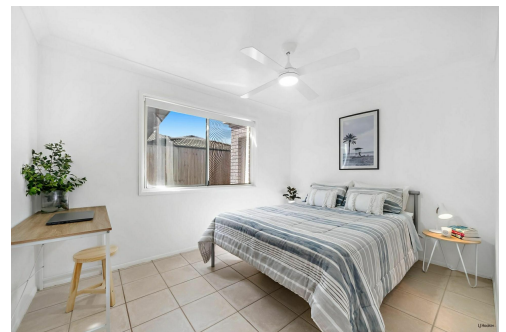
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3 Armina Court
Tugun

Internal - 131m²
External - 57m²
Total - 188m²



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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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