



Tugun, 3 Lynx Place

SOLD BY JO LYNCH & JO ELWIN



Family friendly, coastal living. An impeccably renovated home just minutes to the beach!

Located in the quiet family streets of Tugun, your house sits back from the street offering privacy and a generous driveway with plenty of parking.

This home has been stylishly renovated throughout. The open plan design of the kitchen / living space makes this the heart of the home. You will love entertaining around your stone island bench. Preparing meals will be enjoyable working with your induction cooktop and electric oven. This kitchen also comes with plenty of storage!

A second living / family room opens to the outdoor area. This makes for a great space for kids to hang when their friends come over, or create a formal living room.

All bedrooms feature built-in wardrobes, ceiling fans and the master bedroom comes with

For Sale

Expressions Of Interest Closing Sun. 6th April

View

ljhooker.com.au/1U88F47

Contact

Jo Lynch

0424 420 884

jolynch@ljhookersgc.com.au

Jo Elwin

0409 429 785

jo@ljhookerpb.com.au

LJ Hooker

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.

LJ Hooker Southern Gold Coast
(07) 5534 4033

an ensuite bathroom.

Fully renovated, the main bathroom is warm and on-trend with brushed bronze hardware, and floor to ceiling tiles. This includes a bathtub, rainwater shower and double vanity.

The backyard offers a number of options to add further value to your home. It is low maintenance and offers a bbq platform / pergola - perfect for entertaining. A swimming pool is easy to visualise in this backyard (STCA) - adding this would complete the perfect family haven.

Parking is in abundance. With a remote double garage, additional driveway spaces, and an additional space behind a secure gate for the boat, trailer or caravan.

Rental Appraisal: approx. \$1,100 - \$1,200 per week.

Additional:

- Renovated throughout with timber look flooring throughout living areas
- Contemporary kitchen with stone island bench, induction cooktop, electric oven, dishwasher, pendant lighting and plenty of storage
- Study nook in kitchen
- Open plan dining / family room with timber look flooring
- 2nd living / lounge that opens to outdoor area
- Main bathroom with bathtub, double vanity, rainwater shower head
- Separate toilet
- Separate renovated laundry with external access
- 3 bedrooms all with built in wardrobes
- Master bedroom with ensuite
- Ducted zoned air-conditioning
- Fully fenced backyard
- Outdoor covered pergola, perfect for BBQ's and entertaining
- Rainwater tank
- Double garage with remote entry
- Additional secure parking for caravan, boat or trailer
- Solar electricity
- Solar hot water
- Garden Shed

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

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

LJ Hooker

**LJ Hooker Southern Gold Coast
(07) 5534 4033**

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.

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.

More About this Property

| | |
|----------------------|---------|
| Property ID | 1U88F47 |
| Property Type | House |
| Land Area | 719 m2 |
| Including | Ensuite |

Jo Lynch 0424 420 884

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

Jo Elwin 0409 429 785

Sales & Marketing Specialist | jo@ljhookerpb.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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.

**LJ Hooker Southern Gold Coast
(07) 5534 4033**



3 Lynx Place TUGUN

LJ Hooker

Southern Gold Coast

3 | 2 | 2 | 187m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

LJ Hooker

LJ Hooker

**LJ Hooker Southern Gold Coast
(07) 5534 4033**

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.