



Tugun, 4 Tugun Street

SOLD BY ERIN KING & RACHAEL SHERRIFF

An exceptional opportunity to secure a standout boutique high-end designer beach cottage just moments from the golden sands of Tugun and Bilinga Beaches. This stunning newly renovated home offers an unparalleled coastal lifestyle for those seeking a tranquil yet refined retreat.

Designed with a thoughtful blend of organic luxury and coastal elegance, this transformed 3-bedroom beach cottage is a carefully curated sanctuary.

Enter via the new front fence offering security for an abundance of options, including caravan and boat storage and room for up to 4 cars, or have the option to let the kids roam confidently whilst entertaining from the new front deck.

As you enter the home on-trend details emerge, such as the white batten balustrade with the original aggregate steps kept to mix old and new world design. Bifold white aluminium



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2

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For Sale
Sold

View
ljhooker.com.au/KGUHEZ

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doors allow seamless outdoor/indoor living and allow an abundance of northern light to enter into the lounge area, with the original floorboards giving new life to blend the original with modern.

Entertain and enjoy cooking in the high design yet functional kitchen featuring on-trend micro cement benchtops that blend organically with the handmade Italian imported marble tiles and feature range and punctuated lighting elements. Use the benchtop as a work area and dining table, as well as offering hidden internal storage, with an added pantry and storage options.

The newly added family bathroom elevates the home to a new level of contemporary design with a seamless integration of organic materials and premium finishes, creating a sophisticated yet inviting environment, with warm travertine-look soft cream tilework mixed with the handmade Italian marble tiles married with wood feature vanity and earthed tones. Families will love the full-sized stand-alone bathtub, or those seeking to soak away the long beach days. The bathroom also features an elegant walk-in shower.

At the rear of the home, the two main bedrooms offer newly added walk-in wardrobes, and the third bedroom offers a built-in cupboard and custom bench space, a great option for a nursery or office. The master ensuite is styled with an upper nod to luxe design with darker organic tones on the vanity, custom basketweave tiling, and a waterfall ceiling shower, providing an immersive experience to add to the spa-like statements of the wet areas of this home.

Downstairs enjoy an added powder room, oversized laundry, and a multipurpose space perfect as a teen or kids retreat with a lounge area option or rumpus room. A workspace is also located here with an option for more underneath storage.

Newly added renovated features: External cladding, roof, wall sheeting, electrical, additional bathroom, plumbing, paintwork, lighting, custom rendered brickwork. All new plumbing and electrical have been earthed and adjoined by a private electrical pole to minimise electrical cable overheads from the street to the home to modernise and safeguard the property.

This is a highly designed property that will appeal to families and downsizers or those wanting a quality renovated beach cottage retreat. Boutique-level design is rare to find beachside, do not miss the opportunity to inspect.

Property features:

- Northeast facing fully renovated 3 bedroom, 2 bathroom beachside cottage
- Lounge area opens onto deck with bifold doors creating outdoor/indoor living
- High design yet functional kitchen featuring on-trend micro cement benchtops
- Set back from the road enjoy large secure front yard room for caravan/boat storage
- Master with walk in wardrobe, luxe ensuite features waterfall ceiling shower
- Second bedroom with walk in wardrobe and views to hinterland and Tugun skatepark
- Third bedroom with built-in cupboard a great option for a nursery or office
- Downstairs enjoy an added powder room, oversized laundry, and a multipurpose space
- Also downstairs a workspace with an option for more underneath storage.
- Renovated features: External cladding, new roof, wall sheeting, additional bathroom



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- New electrical, plumbing, paintwork, lighting, custom rendered brickwork
- Scope to add value by extending home, room to add carport, room for pool and firepit

To help you better understand the extent of the renovation please find below a comprehensive list of the extensive works that have been carried out on the property.

This home has been essentially been rebuilt from the ground up, with only the original timber frame retained. Every other element of the home is brand new, built to current standards, and finished with high-end materials.

Site & Structural Works:

- Full soil testing completed (results available for the new owners)
- Architectural design by Adept Studio
- Complete demolition back to the timber frame
- All asbestos professionally removed (entire roof, bathrooms, all exterior walls, balconies)
- Entire home reframed to ensure straight/plumb walls
- All new windows installed throughout

Electrical:

- Full electrical rewire to current Australian safety standards
- Removed overhead power line and installed a new power pole at the front of the property
- Underground electrical supply installed along fence line
- Brand new switchboard, safety switches, hardwired smoke alarms
- New lights, fans, power points, and light switches throughout
- Garage also fitted with brand new electrical system

Plumbing:

- All old copper piping removed and replaced with new plumbing throughout
- New outdoor shower installed
- Brand new hot water system
- Plumbing in kitchen, laundry, and bathrooms fully redone

Roofing & Insulation:

- Brand new Colorbond roof, gutters, and downpipes
- Roof insulated with wool insulation
- All external walls insulated with thermal insulation batts

External Finishes:

- Entire home reclad with Linea weatherboards
- Exterior freshly rendered and painted
- New Colorbond fencing, including front and boundary fences
- Front deck demolished and rebuilt with new balustrades
- New front door and bifold door installed
- All new exterior lighting

Interior Finishes:

- Entire home re-sheeted with new plasterboard and square-set ceilings
- Full internal and external repaint
- Brand new skirting boards, internal doors, and hardware
- Custom walk-in robes



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- Brand new kitchen with on-trend microcement countertops, marble splashback, and unused appliances
- Two new bathrooms built with high-end finishes including imported Italian marble tiles, ABI fixtures, and new waterproofing
- New laundry and additional third toilet
- All flooring, tiling, and joinery installed new

Garage:

- New windows
- Rendered base with new paint finish

Additional Notes: While technically a renovation, this home has undergone a transformation that is equivalent to a brand-new build. There is nothing left to do —every component is new, modern, and finished to the highest standard.

Location features:

- Charming beachside cottage located in one of Tugun's most sought-after location
- Short walk to the beach and Tugun Village, gourmet cafes, shops and restaurants
- Easy access to walking/cycle footpath stretching from Currumbin to Snapper Rocks
- 450m to Tugun Beach, Tugun Village & Surf Life Saving Club, 5 min walk to Bilinga Beach
- Community gardens across the road, skatepark & fenced dog area around the corner
- 7 minute drive to Gold Coast International Airport & Southern Cross University
- Easy access to M1 (45 minutes drive south to Byron & 1 hour drive north to Brisbane)
- Just minutes to Coolangatta Hub, cafes at Tugun, Currumbin, and Palm Beach
- Within Palm Beach Currumbin High School catchment zone
- Enjoy a healthy beachside lifestyle amongst the natural beauty of Tugun

Want to know more? Please contact Erin King on mobile 0439 060 535.

Follow Erin King on Instagram [@erinking.ljhooker](#)

Disclaimer:

All information (including but not limited to the



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More About this Property

Property ID	KGUHEZ
Property Type	House
Including	Ensuite Toilets (3) Courtyard Balcony Deck Floorboards Built-in-Robes Secure Parking

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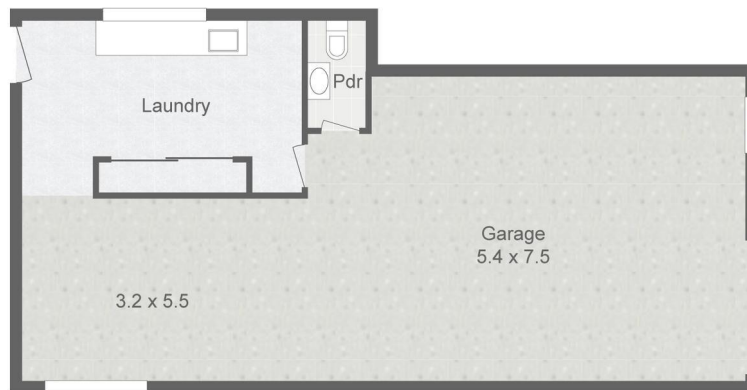
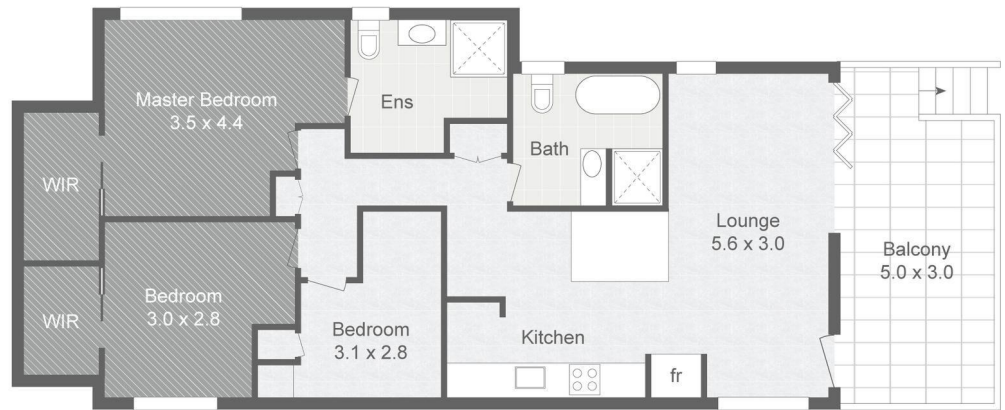
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4 Tugun St
Tugun

BED	3
BATH	2
CAR	2

INTERNAL	164sqm
EXTERNAL	15sqm

TOTAL	179sqm
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Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

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