



4 Tugun Street, Tugun

SOLD BY ERIN KING & RACHAEL SHERRIFF

This property was sold by Erin King for a record price. Thinking of selling? Let's chat

If you are considering selling, please reach out to us so we discuss our sales method that allows sellers to achieve premium prices.

It's more important than ever to choose your agent carefully, it can cost you a difference of 10-20%.




We have achieved numerous record prices in recent months.

You can be assured that we will add value to the sale your property:

We are an award-winning agency with a proven track-record selling property on the Southern Gold Coast and the surrounding area at premium prices.

We have many current qualified buyers and the largest database on the Southern Gold Coast. We will immediately contact matched buyers and invite them to the first inspection or arrange for private viewings.

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.

3  2  4 

FOR SALE
Contact Agent

AGENTS

Erin King
0439 060 535
erin@ljhookerct.com.au

Rachael Sherriff
0412 880 337
rachael@ljhookerct.com.au

AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577



We work with the support of the leading real estate agency company in the country LJ Hooker.

Erin was born and raised on the Southern Gold Coast, and has over 25 years' experience within real estate property sales, extensive knowledge and experience marketing and negotiating property and importantly she understands our local marketplace.

We will devote our time, energy and expertise to finding the right buyer, and entering a competitive offer process to ensure a successful outcome.

We can assure you that we know the process required to market your property and introduce a competitive negotiating situation to achieve the best possible price.

We will manage the entire event with diligence, care, and assure you that we are totally committed to providing you with outstanding service.

If you are thinking of selling or just want to chat about the local market and perhaps to gain an idea of what price your property could achieve, please contact us for a confidential, no-obligation discussion.

We would be delighted to meet with you and provide a realistic market assessment of your property, and some affordable yet effective marketing strategies to ensure you achieve a great result.

Thinking of selling? Let's chat.

...

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 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
- 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

MORE DETAILS

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

Erin King 0439 060 535

Sales & Marketing Specialist | erin@ljhookerct.com.au

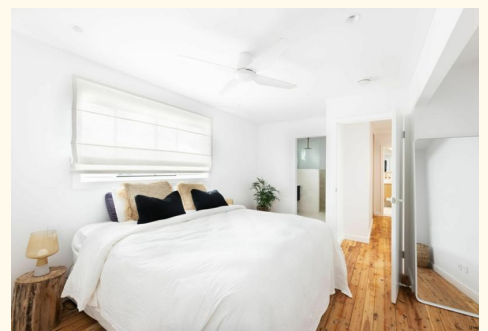
Rachael Sherriff 0412 880 337

Sales & Marketing Specialist | rachael@ljhookerct.com.au

LJ Hooker Coolangatta | Tweed (07) 5536 5577

5/100 Griffith Street, COOLANGATTA QLD 4225

coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au





Coolangatta | Tweed

ERIN KING 0439 060 535
RACHAEL SHERRIFF 0412 880 337

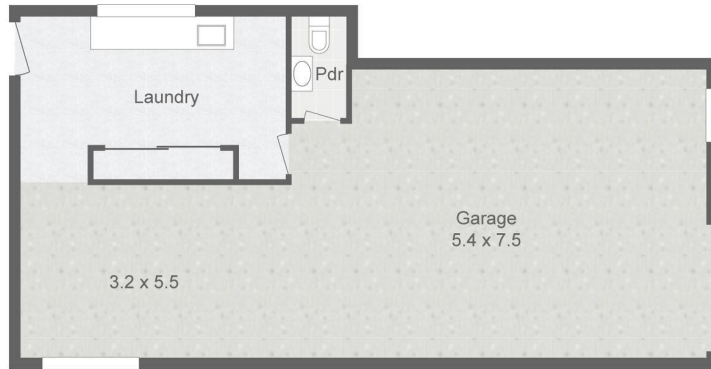
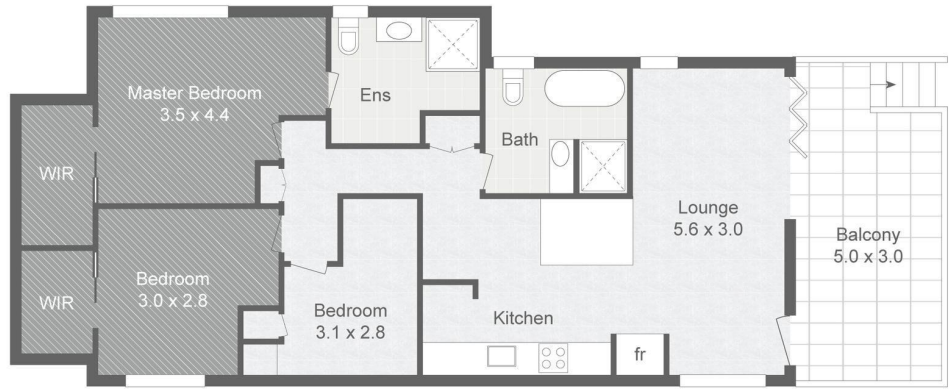
4 Tugun St
Tugun

BED 3
BATH 2
CAR 2

INTERNAL 164sqm

EXTERNAL 15sqm

TOTAL 179sqm



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.

LJ Hooker

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.

