



1/22 Wagawn Street, Tugun

Luxury Beach Villa, Stunning Ocean Views




A vertical living experience over 4 levels with private lift and expansive ocean views to Coolangatta.

This is the dream, a stand-alone villa in a complex of 5 with no shared walls. Constructed in 2023 and still under builders' warranty. Designed with comfort and accessibility in mind with a lift opening to all levels.

Relax and unwind in your bright & breezy open plan living space. Featuring a beautiful chef's kitchen with Italian Marble counter tops, European appliances, and a well-equipped butlers' pantry.

This home includes luxury fixtures and finishings. Enjoy high ceilings, Oak timber parquet floors and ducted, zoned air-conditioning. Floor to ceiling doors open to the balcony overlooking the ocean where you can watch the waves break.

All 3 bedrooms are located on the first level, the master retreat with luxury ensuite, private balcony, and walk-in robe. Bedrooms 2 and 3 share a spacious bathroom with separate toilet. An additional studio space sits on ground level with kitchenette, bathroom and courtyard - perfect for guest accommodation, a home office or multi-generational

4  3  2 

FOR SALE
Offers Over \$3M

VIEW
By Appointment

AGENTS
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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**

living.

Indoor / outdoor living extends to your rooftop terrace with a built-in barbeque space. Entertain with panoramic ocean views, and at night the lights of the Surfers and Coolangatta skylines.

This beachside enclave is one of the most prestigious and highly sought-after pockets of the Southern Gold Coast. Conveniently located just 50 metres from the beach and a short stroll into Tugun Village.

Ground level:

- Double automatic garage
- Guest bedroom / studio space with kitchenette, bathroom & courtyard access
- External courtyard
- Hardwood timber staircase with timber handrail

Level 1:

- Master retreat with private north-east facing balcony
- Master ensuite with double vanity, bathtub & shower plus generous walk-in wardrobe
- Bedrooms 2 & 3 feature built-in wardrobes, blinds & ceiling fans
- A separate bathroom services both bedrooms with bathtub
- Separate powder room
- Laundry with external access to clothesline

Level 2:

- Open plan kitchen / living / dining
- Italian Marble benchtops, island bench with integrated sink, 900cm electric oven & gas cooktop, fridge & freezer integrated into cabinetry, wine fridge
- Butler's pantry with additional sink, dishwasher, and plenty of storage
- Pendant lighting over island bench, downlights throughout
- Powder room
- Floor to ceiling glass doors open to north-east facing balcony with ocean views

Level 3:

- Rooftop terrace with panoramic ocean views
- Built in BBQ area
- Powder room

- Private lift that accesses all levels
- Solar electricity
- Ducted air conditioning throughout
- Individual electricity & water meters
- Oak timber flooring throughout
- Italian tiles in all bathrooms & powder rooms
- Italian Marble benchtops throughout kitchen and all bathrooms
- 315 square metres of living

Strata - approx. \$897 per quarter

Council Rates - approx. \$3,090 per annum

Rental appraisal - \$2,000 - \$2,200 per week

Palm Beach Currumbin High and Currumbin State Primary School Catchments

Location:

Tugun Beach - 50 metres

Tugun Market Co. - 350 metres

GC International Airport - 4km

John Flynn Private Hospital - 2.3km

Tugun Satellite Health Centre - 2km

To arrange your viewing, please contact Jo Lynch from LJ Hooker on 0424 420 884.

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 DETAILS

Property ID	1WMZF47
Property Type	House
House Size	315 m2
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes

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