

## Tugun, 1/3 Winders Avenue

SOLD BY PAUL SHEEHAN

You will be hard pressed to find better value in Tugun? The vendor has given the instructions to sell NOW. This home has to be seen to be appreciated. It's vacant and ready for immediate possession.

Situated in a family orientated street, this four bedroom, three bathroom 3 car garage home is perfect for all types of buyers who need space. This home will not last long so please come to the scheduled open homes.

House-like in scale, this impressive duplex has been expertly designed for contemporary family living. Spanning three generous levels, the versatile floor plan connects effortlessly to the resort-style pool and entertaining area. Superbly positioned, it's close to iconic beaches, popular cafes and restaurants.

- Ocean views from the master bedroom
- Secure gated entry with low maintenance grounds



**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.



**For Sale**  
Offers over \$1,690,000

**View**  
[ljhooker.com.au/JS1HEZ](http://ljhooker.com.au/JS1HEZ)

**Contact**  
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**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

- Soaring high ceilings grace the bright and spacious open plan living area
  - Home chefs will love the large modern kitchen with stone benchtops. Entertain friends and dine alfresco around the resort
  - Style pool area
  - Four generous bedrooms all with air conditioning and built in robes
  - The light-filled master suite features a walk-in robe and luxe ensuite
  - Multiple stylish bathrooms throughout, perfect for families and guests
  - Enjoy year-round comfort with ducted and zoned air conditioning
  - Triple garage ideal for boat storage, ample room for boards and bikes
  - Close to Tugun's shops and cafes, Currumbin Creek, choice of beaches, Gold Coast International airport, see below.
- 
- 400 meters to Puma Petrol station, market co -op fast food stores
  - 450 meters walk to the beach.
  - 500 meters to Tugun's main street where you'll find café's, restaurants, chemist.
  - 1 km to Currumbin Wildlife Park
  - 1.2 kms to Tugun Surf life savings club
  - 1.7 kms to Currumbin Vikings Surf life Savings club
  - 2 kms to M1
  - 2.3 Kms to Currumbin Alley and Tugun Leagues club
  - 3.1 kms to John Flynn Hospital
  - 3.2 kms to Palm Beach Currumbin High School
  - 4.2 kms to the Gold Coast International Airport
  - 3.2 kms to the heart of Palm Beaches café, restaurants, and shopping precinct
  - 6.8 kms to the Heart of Coolangatta's café, restaurant, and shopping precinct
  - 35 Minutes to Surfers Paradise
  - 38 kms to the theme parks
  - 90 minutes to Brisbane
  - Separate water meter
  - Shared building insurance \$1885.00 PA (approx)
  - Rates \$3016.00PA (approx)

Please note not all rooms could be photographed for the privacy of the tenants who have just vacated the home. There are also location shots in the marketing.

-Outline of the property is indicative only

#### Disclaimer:

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## More About this Property

Property ID	JS1HEZ
Property Type	House
Land Area	303 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

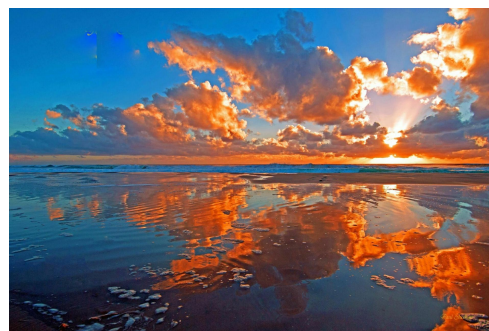
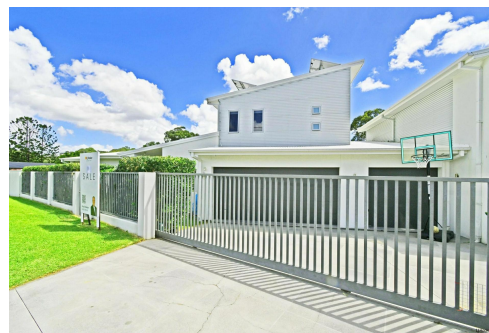
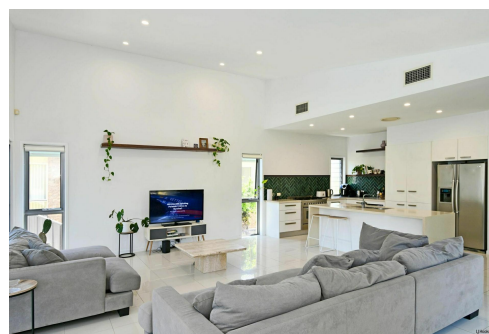
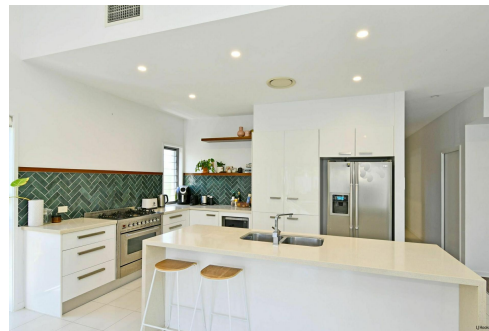
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Sales Specialist Independent Contractor | paul@ljhookerct.com.au

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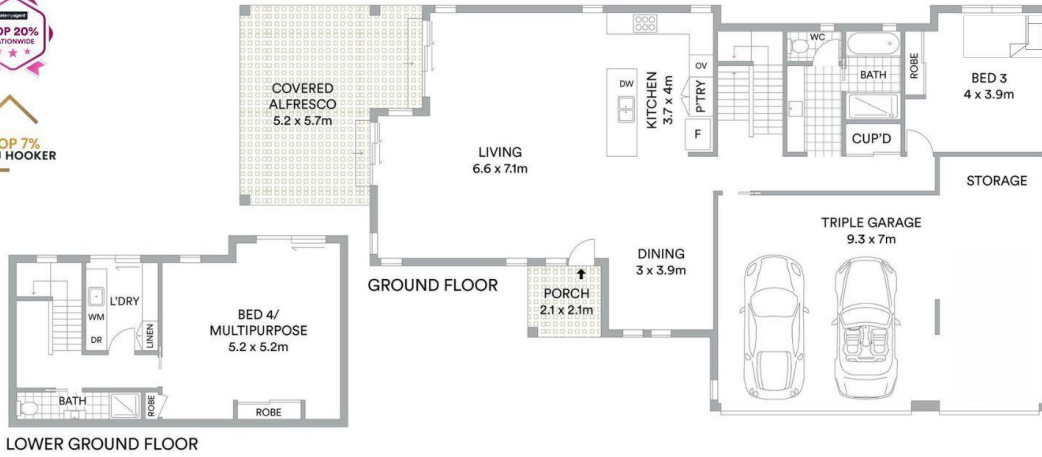
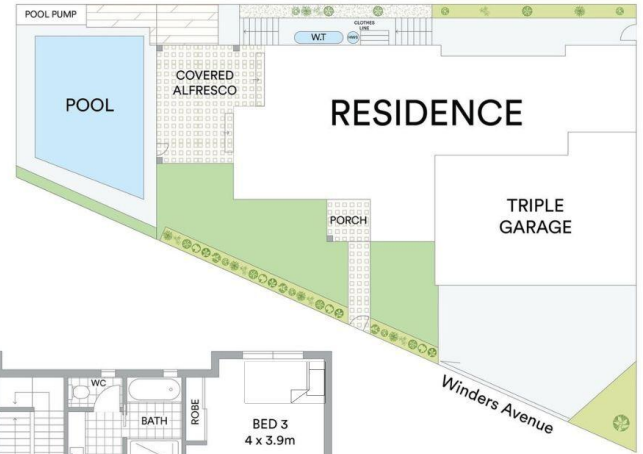
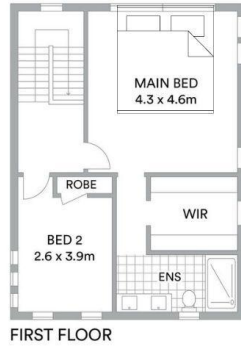


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Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.