

Tugun, 2/13 Rosewater Crescent

SOLD BY JO ELWIN & JO LYNCH



A rare opportunity presents for a large, renovated duplex, tucked away at the back of Tugun. Private and quiet, this is a great location to reside and make a home.

The Duplex is equivalent to a small family home, offering a beautiful secured yard, outdoor entertaining off the living area, and a renovated home which is ready to be enjoyed. Freshly painted internally and externally, 2 renovated bathrooms with new hybrid flooring throughout.

Features Include:

- Kitchen with electric oven, cooktop and rangehood, dishwasher, ample storage
- Split system air conditioning in living area
- New hybrid flooring throughout
- 3 bedrooms. Master with renovated ensuite, ceiling fans and BIR
- Bedroom 2 & 3 with BIR and ceiling fans

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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
Under Contract

View
ljhooker.com.au/1U4GF47

Contact
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Jo Lynch
0424 420 884
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LJ Hooker Southern Gold Coast
(07) 5534 4033

- Renovated main Bathroom with bath.
- Freshly painted internally and externally
- Covered alfresco with lights and ceiling fan.
- Security and Intercom with access from your phone.
- Secure garage with internal access, car park and additional room for a boat or caravan.
- Garden shed in yard
- Secured yard with new fencing
- No body corporate, shared insurance only.

School Catchment:

- Palm Beach Currumbin High School (PBC)
- Currumbin State Primary School

The Location:

- Tugun Beach - 1.9km
- Gold Coast International Airport - 3.8km
- Tugun Village for shops, cafes, and restaurants - 4km
- John Flynn Private Hospital - 450 metres
- Tugun skate park / dog park - 900 metres
- Seahawks Rugby League Football Club - 900 metres
- School catchment for: Palm Beach Currumbin High / Currumbin State Primary
- Easy access to M1

This will appeal to small families, couples and down-sizers. Investors will love it too.

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

Jo Elwin - 0409 429 785

Jo Lynch - 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 About this Property

Property ID 1U4GF47

Property Type Townhouse

Jo Elwin 0409 429 785

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

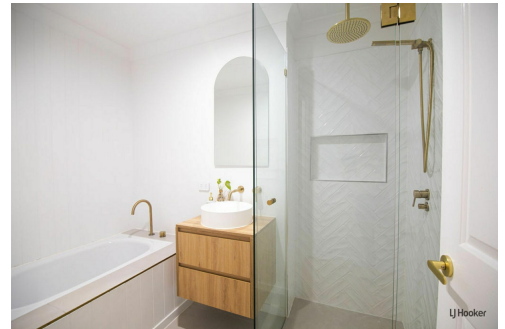
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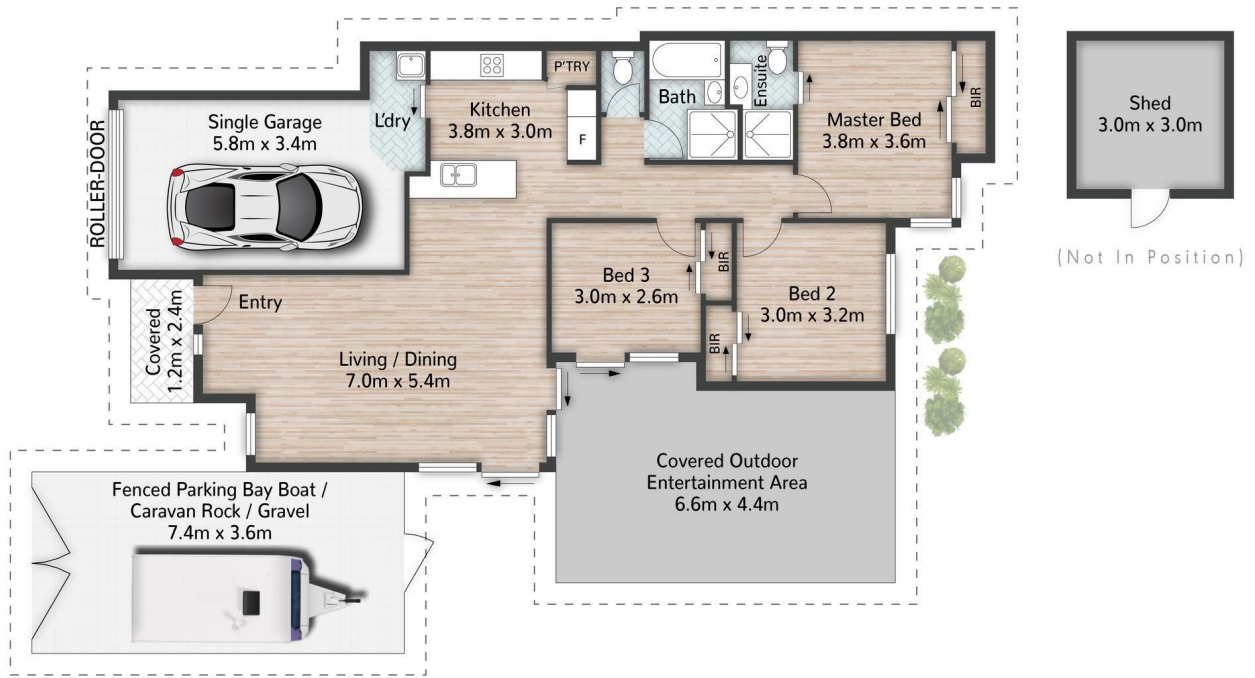


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Unit 2/13 Rosewater Crescent TUGUN

3 | 2 | 1 | 142m²

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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**

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