



7/16 Teemangum Street, Tugun

Luxury Low-Maintenance Living - Walk to the Beach

Leave the car keys at home and embrace a lifestyle defined by sun, sand, and simplicity. Positioned just metres from crystal-clear water and pristine white beaches, this exceptional residence offers the ultimate in relaxed coastal living.

Start your day with a swim, a beachfront walk, or a surf at Flat Rock. Followed by breakfast at one of the delicious nearby cafe's like either The Salt Mill or House of Hubert. This is everyday living at its finest - opportunities like this are tightly held and rarely offered.

Set within an exclusive collection of just seven architecturally designed villas, this private end-position residence delivers a seamless blend of style, comfort, and low-maintenance living in one of the Southern Gold Coast's most desirable pockets.

Located on highly sought-after Teemangum Street, you are perfectly positioned between Tugun and Currumbin's vibrant beachfront precincts. Enjoy easy access to boutique cafes, restaurants, world-class surf breaks, and scenic coastal walks - all just moments from your door. Whether you're an owner-occupier, holidaymaker, or investor, this is a blue-chip beachside opportunity.

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FOR SALE

Offers over \$1,795,000

VIEW

Sat 20th Jun @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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 **LJ Hooker**

Inside, the home has been thoughtfully designed to maximise space, natural light, and indoor-outdoor flow. A spacious open-plan living and dining area is enhanced by soaring near 3-metre ceilings and refined finishes throughout. At the heart of the home, the designer kitchen features engineered marble benchtops and splashback, premium Smeg appliances, and seamless integration with the living zones.

Glass sliders extend to a private balcony, capturing cooling coastal breezes and elevated views towards Currumbin Headland - perfect for entertaining or unwinding.

Downstairs, a low-maintenance turfed courtyard provides a secure and private space ideal for children or pets. Upstairs, the accommodation is well separated, headlined by a generous master suite complete with oversized windows, custom cabinetry, and a sophisticated ensuite featuring both bath and shower. Two additional bedrooms are well-proportioned, each with built-in robes and ceiling fans.

Property Features:

- Boutique complex of only 7 residences
- Private end-position villa
- 3 bedrooms, 2 bathrooms + powder room
- Secure double garage with large storage space perfect for a family with all the Toys
- Designer kitchen with Smeg appliances & integrated dishwasher
- Engineered marble finishes & soft-close cabinetry
- Built-in wine storage
- ABI tapware throughout
- Engineered oak flooring & feature wall detailing
- Samsung ducted air-conditioning with smart control
- Double-glazed acoustic windows
- Near 3m ceilings enhancing light and space
- Ocean glimpses from master bedroom
- Elevated views towards Currumbin Headland
- Private turfed courtyard
- Provision for future lift installation
- 6.6kW solar system
- Shared plunge pool with outdoor shower

Location Highlights:

- Approx. 230m to Currumbin Beach
- " Approx. 355m to Tugun Beach
- " Walk to cafés, restaurants, fruit market & local shopping
- Moments to Currumbin Wildlife Sanctuary
- Easy access to Tugun Village & Surf Club
- Approx. 8 minutes to Gold Coast Airport

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 1WJXF47
Property Type Townhouse
Including Air Conditioning
Floorboards
Built-in-Robes
Liveability

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