

Tugun, 1/9 Atkin Street

SOLD BY JO LYNCH



First home buyers, downsizers, investors - act swiftly to secure this beachside opportunity in Tugun. This is a sun-filled, 2-bedroom unit on the ground floor within a boutique block of only four.

Some cosmetic improvements have already been made including modern stone bench tops, new air conditioning, a fresh coat of paint, and new carpets in the bedrooms. For those looking to renovate further, this is the perfect canvas to work with!

Enjoy being centrally located and within walking distance to everything you could wish for! Enjoy your morning surf out the front at Tugun. Wander into Tugun Village for tapas at Lucia, or an acai bowl from Niche & Co.

Across the road you can take a shortcut through the park to find the Tugun Bowls Club or Hidden Gem Cafe.

LJ Hooker

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For Sale
Offers Over \$685,000

View
ljhooker.com.au/1UREF47

Contact
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0424 420 884
jolynch@ljhookersgc.com.au

LJ Hooker Southern Gold Coast
(07) 5534 4033

- Ground floor unit in boutique block of four
- 2 spacious bedrooms with built in wardrobes and new carpet.
- Open plan kitchen / living / dining
- new split system air conditioning in living room
- Kitchen with electric cooktop and oven
- Modern stone benchtops installed in kitchen
- Bathroom / laundry combined
- Separate toilet
- Single car garage

Body Corporate - approx. \$47 per week

Council Rates - approx. \$1,930 per annum

Rental Appraisal - \$650 - \$680 per week

Location:

- Tugun Patrolled Beach - 200 metres
- Gold Coast International Airport - 3km
- Tugun Village - 900 metres
- Tugun Bowls Club - 400 metres
- John Flynn Private Hospital - 2km
- Tugun Satellite Hospital - 1.5km
- Easy access to M1

School Catchment:

Currumbin State Primary School

Palm Beach Currumbin High School (PBC)

To arrange your inspection, please contact Jo Lynch on 0424 420 884.

Disclaimer:

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More About this Property

Property ID	1UREF47
Property Type	Unit

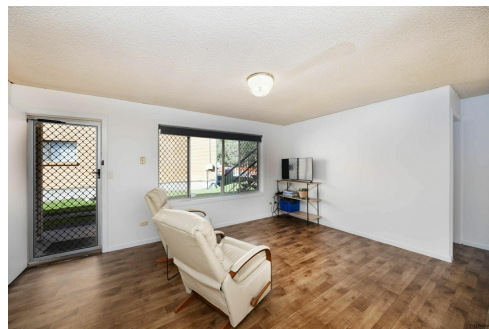
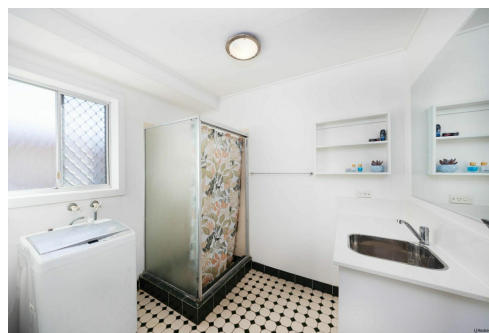
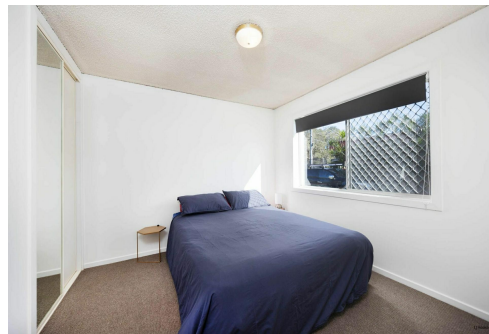
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Tugun

BED	2
BATH	1
CAR	1
INTERNAL	63sqm
EXTERNAL	6sqm
GARAGE	16sqm
TOTAL	85sqm



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