



Tugun, 2/6 Clancy Court

SOLD BY JO ELWIN & JO LYNCH



An ideal investment opportunity or perfect for a first home buyer. 2/6 Clancy Court, Tugun is amongst a small and secured complex and offers a neat and spacious 2 bedroom, 1 bathroom, 1 car apartment. There is great potential to add value with a cosmetic renovation.

Placed on the first floor, you have easy access into the building where you enter to the large light filled lounge room with open living to the kitchen. Enjoy gentle breezes from the East facing balcony throughout the unit, or turn the split system on for the warmer days.

The simple and functional kitchen includes an electric cooktop and oven and has easy clean lino flooring.

The large bedrooms include built in robes and split system air conditioning and bedroom one has an additional ceiling fan.

LJ Hooker

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For Sale
Contact agent

View
ljhooker.com.au/1TXQF47

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

Offering an undercover carpark and has an abundance of storage in a secured garage. There is also ample visitor parking for guests.

This property has broad appeal for investors, first home buyers, down sizers and small families will also love this affordable opportunity to call Tugun home.

The Details:

- 2 x generous sized bedrooms with BIR and ceiling fan in bedroom 1.
 - Split system air-conditioning units in both bedrooms and living area
 - Kitchen electric cook top, oven and rangehood.
 - East-facing covered balcony.
 - Carpet throughout with linoleum flooring in the kitchen.
 - Bathroom / laundry combined, separate toilet.
 - Level 1 walk-up
 - 1 carpark with secured garage for storage.
 - *Currently rented until August 2025 \$550pw.
 - Body corporate approx \$56pw.
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- Situated within the Palm Beach Currumbin High School and Currumbin Primary School catchments.
 - Convenient to local cafes and shops, Tugun Village, bowls club and beach
 - Conveniently located close to Gold Coast International Airport, M1 and John Flynn Hospital.
 - Bus stop within metres of the property.

To arrange your viewing, please contact The Jo & Jo Sales Team

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	1TXQF47
Property Type	Unit
Including	Air Conditioning Balcony

Jo Elwin 0409 429 785

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2/6 Clancy Court
Tugun

Internal - 100m²
External - 8m²
Total - 108m²



Disclaimer

This floor plan is intended for illustrative purposes only and may not accurately reflect the exact layout or dimensions of the property. All measurements and details should be independently verified. We take no responsibility for any discrepancies or errors in the information provided.

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