

Tugun, 21/3 Clancy Court

SOLD BY JO LYNCH

2 1 2

For Sale

Offers Over \$685,000

View

ljhooker.com.au/1UWBF47

Contact

Jo Lynch

0424 420 884

jolynch@ljhookersgc.com.au

This is one of the special offerings in Kamilaroi. Located on the second floor, you have a lovely, sunny and private outlook to nature. The sellers have recently renovated the bathroom, painted internally and added hybrid flooring to the living space.

The master bedroom offers a bonus feature that won't be found in many other units here. A split system air-conditioning unit has been installed guaranteeing comfort in summer! This is a rare occurrence because of the unit's position; at the end of the block, and directly above its allocated carpark.

This apartment is spacious, full of natural light and comes with a lovely feel. Your kitchen offers an electric oven, cooktop & rangehood plus plenty of storage.

There are 2 bedrooms, the master with walk in robe, air-conditioning, and direct access to the bathroom. Both bedrooms feature plantation shutters and ceiling fans.

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The bathroom is recently renovated with an extra large shower, complete with rainwater shower head.

Your car is safely parked undercover in a tandem 2-car space. The current owners have opted to use the back section of the car space to add a storage cage. This is a definite feature to allow storage for surfboards, bikes, suitcases and more.

I encourage you to attend the first open to ensure you don't miss out.
Please don't delay, get in touch with Jo Lynch today on 0424 420 884.

Features:

- Open plan kitchen / living / dining with hybrid flooring
 - Kitchen with electric oven, cooktop and range hood and plenty of storage
 - Split system air-conditioning in lounge
 - Master bedroom with walk-in robe, air-conditioning and ceiling fan
 - Guest bedroom with built in wardrobe, ceiling fan
 - Renovated bathroom / laundry combined (dryer to be included in sale)
 - Separate toilet
 - Covered front balcony with leafy outlook
 - 2nd level walk-up
 - Intercom entry
 - 2-car tandem carpark (currently fits 1.5 vehicles with converted storage space)
 - Pet friendly
 - Tropical swimming pool in complex
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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.

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

Council Rates —approx. \$2,065 p/a

Water Rates —approx. \$114 / quarter

Body Corporate —approx. \$80 per week

Tugun Sales Specialist - Jo Lynch - 0424 420 884

Disclaimer:

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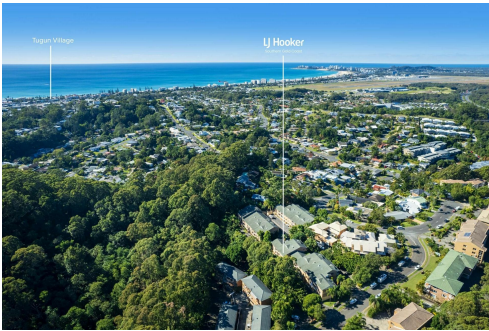
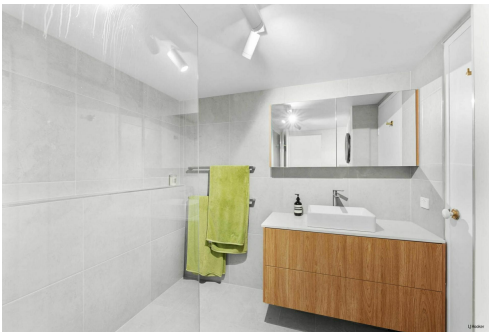
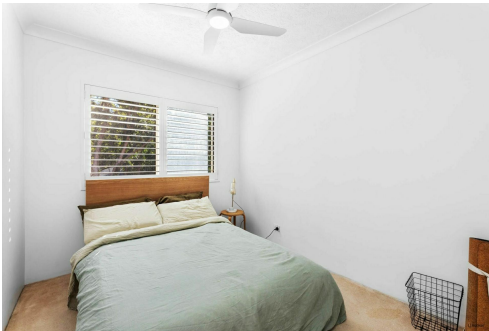
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More About this Property

Property ID	1UWBF47
Property Type	Unit

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21/3 Clancy Crt
Tugun

BED	2
BATH	1
CAR	1
INTERNAL	67sqm
EXTERNAL	7sqm
TOTAL	73sqm



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