



Tugun, 3/16 Wade Street

SOLD BY JO LYNCH & JO ELWIN

2 1 1

For Sale
Contact Agent

View
ljhooker.com.au/1T89F47

Contact
Jo Lynch
0424 420 884
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Jo Elwin
0409 429 785
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Jo & Jo present this spacious Tugun beachside townhouse, enjoy the ocean breezes and sound of the surf! Beach lovers will enjoy being within 200 metres from Tugun's Flat Rock Beach and the sands of Currumbin.

Spread over 3 floors, drive in to your tandem garage and enjoy the direct access to your townhouse.

The middle floor is dedicated to living with an open-plan kitchen / living / dining space. This spacious level opens to the front balcony, perfect for entertaining or enjoying your morning coffee and taking in the sound of the surf. Plenty of natural light spills through the living room.

Heading upstairs, the master bedroom also enjoys that north-facing aspect and ocean connectivity. The second bedroom is equally as spacious and both bedrooms feature built

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LJ Hooker Southern Gold Coast
(07) 5534 4033

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in wardrobes.

This is coastal living at its best, in a boutique block of just 5 townhouses. Walk to Tugun Village for its restaurant scene, Tugun Market Co, or to browse the shops including The Fox's Pantry, Ember & Ash and more! You could also make Cornerstone Stores your local for Pilates, coffee and shopping.

What an epic location in the vibrant beachside strip of Tugun!

- Kitchen with electric oven, cooktop and rangehood, dishwasher, ample storage
- Living space with timber-look flooring
- North facing balcony
- Jack & Jill bathroom servicing both bedrooms with separate toilet
- 2nd powder room off living
- Secure tandem garage with internal access and automatic entry
- Laundry in garage
- Boutique block of 5 townhouses

Currently tenanted until 31st October, 2024

Current rental return is \$640 per week

Date of last rental increase - 3rd November, 2023

Gold Coast City Council Rates - approx. \$2,690 p/a

Body Corporate Fees - approx. \$79 per week

School Catchment:

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

Convenient to:

Tugun Flat Rock Beach - 200m

Kropp Park - 200m

Currumbin Vikings - 900m

Tugun Village - 350m

Cornerstone Stores - 500m

John Flynn Private Hospital - 3km

Palm Beach Pavilions (Coles) - 3km

Gold Coast International Airport - 4.5km

The Strand Coolangatta - 6.5km

The Jo & Jo Sales Team:

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

Disclaimer:

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More About this Property

| | |
|---------------|--------------------|
| Property ID | 1T89F47 |
| Property Type | Unit |
| House Size | 144 m ² |
| Including | Toilets (2) |

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Internal - 134m² Covered External - 10m² Total - 144m²

Dimensions are approximate, interested parties should do their own due diligence. The Floor Planners take no responsibilities for inaccurate measurements or errors

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