

Tugun, 4/4 Clancy Court

SOLD BY JO LYNCH & JO ELWIN



This is a lovely 2-bedroom, first floor unit in Tugun. Morning sun floods the apartment, enjoy your morning coffee with an ocean view from the kitchen and front balcony. It's also great to watch the planes glide in along the horizon, without the noise of the flight path!

Your living area is spacious and full of natural light. The kitchen is in great condition and includes electric cooktop, oven, and dishwasher. Plus plenty of storage!

The master bedroom includes a walk-in wardrobe whilst bedroom 2 offers mirrored wardrobes. Both bedrooms have split system air-conditioning units and a private, leafy outlook.

The undercover carpark comes with 2 tandem spaces, plus a storage shed. There are only 2 short flights of stairs from ground level to your front door.

For Sale

Offers over \$650,000

View

ljhooker.com.au/1SP6F47

Contact

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LJ Hooker Southern Gold Coast
(07) 5534 4033

This property offers a wonderful opportunity for investors with an approximate 5% rental yield. The unit is vacant and ready to go now! First home buyers, down sizers and small families will also love this affordable opportunity to call Tugun home.

The Details:

- 2 x generously sized bedrooms, master with walk in robe.
 - Split system air-conditioning units in both bedrooms
 - Kitchen with ocean views, electric cook top, oven and rangehood, dishwasher.
 - Open plan living with split system air-conditioning, tiled.
 - East-facing covered balcony with ocean views
 - Bathroom / laundry combined, separate toilet. Washing machine and dryer included.
 - Level 1 walk-up
 - Tandem car park with storage shed.
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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.

Council Rates —approx. \$2,426 p/a

Water Rates —approx. \$355 per quarter

Body Corporate —approx. \$55 per week

Rental Appraisal —approx. income of \$600 - \$650 per week

To arrange your viewing, please contact 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	1SP6F47
Property Type	Unit

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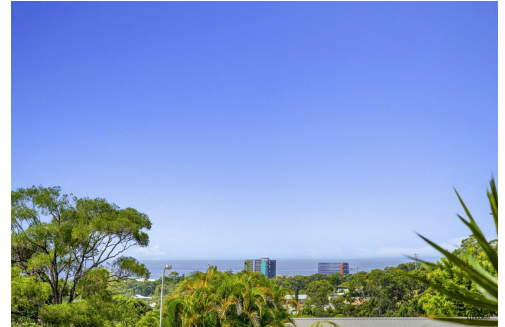
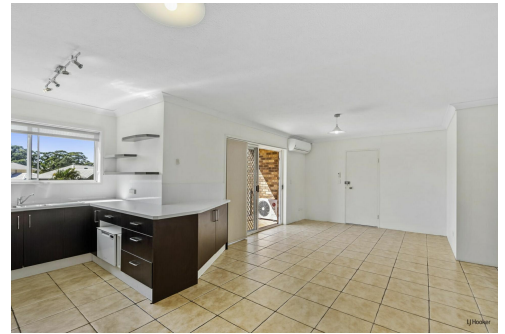
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