

10/71 Mitchell Avenue, Currumbin, Qld 4223

Coastal

Townhouse For Sale

Tuesday, 28 May 2024

10/71 Mitchell Avenue, Currumbin, Qld 4223

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Offers Over \$800,000

This impeccably presented partially renovated spacious townhouse is officially on the market. With 2 large light filled and bright bedrooms, 1.5 bathrooms, and 2 generous outdoor areas offering a perfect blend of coastal-lux style, convenience, and outdoor lifestyle enjoyment for a small family, professional couple or down sizers. The spacious open plan dining/living areas seamlessly connects with the light filled kitchen creating a warm and welcoming space that's perfect for both intimate gatherings and family entertaining. This area features expansive double glass floor-to-ceiling doors which open to a undercover private deck overlooking "look alike lawn" all fully fenced which is perfect for family time with children and your pets. Enjoy outdoor dining and summer BBQ's whilst the kids are playing adorned with towering trees, this area offers a beautiful, tranquil & safe family retreat. The kitchen offers excellent bones to create your dream kitchen, with pantry and great storage options. The heart of the kitchen is large benchtops which create the perfect place for breakfast with family with views of both outdoors areas. The master bedroom is incredibly spacious in size with a series of windows allowing an abundance of natural light and a stunning flora and fauna outlook. The front patio provides an additional outdoor living space overlooking the front lawn. Access the space from the kitchen and enjoy a lazy afternoon on days beds sipping a cup of tea whilst reading a good book watching the kids play in their sand pit on the lawn. Enjoy enough space to create a beautiful garden oasis and grow your on vegetables and herbs. Situated in the heart of Currumbin, this property offers more than just a home; it presents a sought-after coastal lifestyle. Embrace the coastal charm, with pristine beaches just a stroll away and the vibrant local culture at your doorstep. Enjoy the convenience of nearby cafes such as Tarte Beach House Cafe, Stones Throw Cafe, Balter Brewery and Dust Temple, and the weekly farmers markets - all a short bike ride from your front door. Seize the opportunity to transform this townhouse into a personalized coastal haven in one of Queensland's most sought-after coastal suburbs.

Property Features:

- Split level townhouse
- Master bedroom has sizeable double walk in wardrobe
- Sizeable second bedroom with built-in wardrobe
- Open-plan lounge & dining with floor to-ceiling sliding glass doors and security screens
- Light and bright kitchen with access to front court yard
- On trend coastal style tiling throughout living areas & kitchen
- Freshly painted & ready for you to move in
- Newly installed downlights
- Air -conditioning in lounge/dining room & master bedroom
- Elegant sheer curtains for a luxe look and feel
- Carpet in stairwell and upper level
- Ceiling fans throughout property
- Downstairs combined laundry & powder room.
- Private, secure & spacious backyard with undercover custom built deck & doggy door.
- Renovated front patio with direct access to kitchen
- Combined powder room and laundry
- Undercover carport with secure roller door and separate gate with room for 1-2 cars
- Only one shared wall with a neighbour
- Large master bedroom can be converted into a third bedroom for growing families and can positively impact the value of your property and rental returns.

• Complex is home to 24 townhouses.

- Pet friendly complex with BC Approval
- Rental Appraisal ~ \$750 - \$800 per week
- Outgoings
- Body Corporate ~\$53/week*
- GCCC Rates ~\$1300/ per annum*
- Water & Sewage ~\$350/bi annum**

Approx Within walking distance to Currumbin RSL, Currumbin primary school, Palm Beach Aquatic Centre, Currumbin Surf Club, and of course the Currumbin Creek for swimming, fishing, kayaking and all other water activities. With 4km to Gold Coast Airport, 4.6km to John Flynn Hospital, and 1.2km to the Pines Shopping, this townhouse provides an unparalleled living experience on the Gold Coast.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.