

# 13 Teemangum Street, Tugun, Qld 4224

## House For Sale

Monday, 18 March 2024

13 Teemangum Street, Tugun, Qld 4224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Auction

Welcome to 13 Teemangum Street, a charming slice of coastal paradise nestled in the vibrant community of Tugun, Gold Coast. This property offers an exquisite blend of modern comforts and coastal charm, promising an idyllic lifestyle for discerning homeowners. Situated in the sought-after suburb of Tugun, this property enjoys a prime location just moments away from pristine beaches, trendy cafes, boutique shops, and convenient amenities. With easy access to major transport routes, including the nearby Gold Coast Highway and Pacific Motorway. As you approach the property, you'll be greeted by a meticulously landscaped front yard and a contemporary façade that exudes coastal elegance. The outdoor living spaces are designed for relaxation and entertainment, featuring a spacious patio area perfect for alfresco dining or enjoying the gentle sea breeze. This brand-new residence offers extended development potential to extend on or redesign to your desire. Step inside to discover a thoughtfully designed interior bathed in natural light, creating an inviting ambiance throughout the home. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, fostering a sense of connectivity and spaciousness. Features:-  
- Brand new architecturally unique home never lived in.  
- RD5 Medium density zoning  
- Upgraded windows for added thermal, acoustic and cooling properties. Also upgraded window specs to achieve a BAL19 fire rating.  
- High performance R4.1 insulation to ceilings and High Density R2.5 insulation to walls throughout including dividing walls and upgraded acoustic performance to interior linings throughout.  
- Security screens to main entrance  
- Large 6.6KW Solar system  
- Large 7.1KW Panasonic reverse cycle AC to main living with 2.6KW system to Master bedroom.  
- Ceiling fans throughout living and both bedrooms.  
- Built in wardrobe to Master  
- Outdoor beach shower with portable fire pit  
- Preapproved DA plans to build 4 three story villas  
- Feature LED lighting throughout.  
- External shower to wash off from the beach after a relaxing swim at Flatrock.  
- Fast reliable NBN internet and full phone reception with no interruptions.  
- Development approval for 12-bedroom 3 storey Beachside home development.  
- Move in and enjoy the brand new architecturally designed existing home and relax with nothing left to do.  
- Subdivide into two separate titles and build another home on Lot 2 as portrayed in the concept plans provided. Sell one or rent one and keep them both.  
- Ignore the separating of lots and build across both proposed sites for a large masterpiece at a later date while enjoying a solid rental return in the meantime. Living in 13 Teemangum Street offers more than just a place to call home-it's a lifestyle choice. With its enviable location and array of amenities, this property presents an unparalleled opportunity to experience the quintessential coastal lifestyle. Discover the perfect place to call home and contact the listing agent today. Omar Mian 0428 553 883 | Brooke Coulson 0474 810 780. Disclaimer: The above information has not been verified. We advise you confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here