

**17 Armina Court, Tugun, Qld 4224**



**Sold House**

Saturday, 23 September 2023

17 Armina Court, Tugun, Qld 4224

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jo Elwin

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Jo Lynch

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**\$1,190,000**

This is the ultimate family home that sits behind a secure gate at the end of the cul-de-sac that is Armina Court. Kids can ride their bikes safely around these streets, and you will appreciate the shortcut to Kitchener Street, that takes you straight down to Tugun Beach! The kitchen has been recently renovated with the hero being a beautiful large stone island bench. With a new 900cm electric cooktop and oven, dishwasher, pendant lighting, and plenty of storage; this kitchen is both highly functional and sleek in its design. Entertainers will love the large undercover deck - a cool outdoor space in summer and perfect for gatherings, or relaxing outdoors and out of the sun! The backyard extends off the deck with opportunity for a pool (STCA). Or leave it as a grassed area for kids to play. There are 3 bedrooms upstairs, the master with ensuite and access to a front balcony. Bedroom 4 is downstairs and has its own separate entry. Additional details:- Open plan living with timber-look flooring. - Recently renovated kitchen with stone island and benchtops, electric oven & cooktop with rangehood, dishwasher, 2pac cabinetry. - Master bedroom with ceiling fan, carpet and ensuite. Balcony access from master.- 2 additional bedrooms upstairs, each with ceiling fan and wardrobe - Main bathroom with bathtub and heated lighting- Separate toilet- 4th bedroom downstairs with separate entry- New undercover timber deck off kitchen with lighting and ceiling fans- Built-in barbecue area on deck- Secure gated entrance- Double garage with internal access- Additional secure parking space on driveway, under shade sails and behind security gate.- Under house storage area- Gold Coast City Council Rates - approx. \$1,752 p/a- Rental appraisal - approx. \$875 - \$925 per week School Catchments: Palm Beach Currumbin High School Currumbin State Primary School Location: Tugun Beach - 1.2km Gold Coast International Airport - 3.7km Tugun Village for restaurants, supermarkets and shops - 2.5km John Flynn Private Hospital - 800 metres Tugun Satellite Hospital (opens Nov 10th) - 1km Coolangatta - 5km Palm Beach - 5km Please contact The Jo & Jo Sales Team to arrange your viewing. Jo Elwin - 0409 429 785 Jo Lynch - 0424 420 884 Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.