

# 180 Guineas Creek Road, Currumbin Waters, Qld 4223

## House For Sale

Friday, 8 March 2024

180 Guineas Creek Road, Currumbin Waters, Qld 4223

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 673 m2**

**Type: House**



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## Offers Over \$1,199,000

Welcome to 180 Guineas Creek Road, Currumbin Waters. A dual living residence, proudly presented to the market for the first time in over 20 years. This home presents a fantastic opportunity for first home buyers and investors - with a strong yield in a high growth area and scope to renovate over time. This double story brick and tile home offers completely separate upstairs and downstairs dual living, both accessible via ground level making both dwellings suitable for those who need easy access without stairs. Lower level residence: - 1 bedroom- 1 large bathroom/laundry - Full sized kitchen with plenty of storage- Large living and dining area - suitable to reconfigure into a second bedroom and living space - Front and back undercover patio - Ocean views from the front patio Upper level residence: - 3 bedrooms with built in robes, 2 bedrooms with sliding door access to the balcony - 1 large bathroom- Full sized kitchen with SS appliances and lots of cupboard space- Open plan living and dining area that leads out onto two large balconies- Front balcony with ocean and lake views - Back balcony completely private with a leafy green outlook Other property specifics: - Triple carport with plenty of storage options- Off street parking for up to 4 cars- Room for a pool (the old pool resided next to the carport but has since been filled in and landscaped due to lack of use)- 673m<sup>2</sup>- North east aspect- Separate entry to both residences - Fully fenced- Solar hot water Location, location, location!The Pines Shopping Centre - 3 minutesTallebudgera Off Lead Dog Island - 5 minutesTallebudgera Golf Course - 5 minutesCurrumbin Alley Beach - 5 minutesCurrumbin RSL - 6 minutesPalm Beach State School - 5 minutesCurrumbin Estuary - 5 minutesSaturday Farmers Markets - 5 minutesGold Coast Airport - 12 minutesBurleigh Heads - 15 minutesAbout Currumbin Waters: The only postcode to offer the beach, the creek and the country all in one. Nestled in the tranquil embrace of the Gold Coast, Currumbin Waters offers a peaceful suburban haven just inland from the sun-kissed beaches. With its charming blend of residential living, natural beauty, and proximity to Currumbin Creek, this community beckons families, retirees, and seekers of serene living. Enjoy waterfront activities, explore nearby parklands, and embrace a close-knit neighborhood spirit in this inviting slice of coastal Queensland.We look forward to seeing you at one of our open homes! Can't make the scheduled open time? Please call Serena at your earliest convenience to arrange a private inspection on 0427 227 678.Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.