

**2/33 Woodgee Street, Currumbin, Qld 4223**



**Villa For Sale**

Friday, 14 June 2024

2/33 Woodgee Street, Currumbin, Qld 4223

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Villa**



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## Auction

On the market for the first time in 17 years, the freestanding villa boasts exceptional coastline views to Rainbow Bay as well as proximity to pristine patrolled surfing beaches and popular amenities. Located on a quiet street with access from Woodgee Street and a Pacific Parade side street, the elevated three-level home is nestled among a low-maintenance garden and steps away from Elephant Rock and Currumbin Surf Life Saving Club. The east-facing indoor and outdoor living areas offer a front-row seat to the home's breathtaking Pacific Ocean outlook while savouring the sound of birdsong from the lush rainforest. Fresh white walls and hardwood floors contrast and enhance the ocean blues to create a soothing feel throughout. The enclosed dining area is perfect for year-round entertaining and welcomes refreshing sea breezes in summer, while home chefs will be inspired by the well-appointed kitchen. The upstairs master level enjoys total peace and privacy, and includes an office that can double as a nursery. Its beachfront balcony is the ideal space to enjoy your morning coffee and watch the sunrise. The downstairs level comprises two additional bedrooms, a media room, living area, kitchen and bathroom, and offers the potential for dual-living or to earn a rental income. While the current property could be utilised as a lock-and-leave holiday home by the beach or for multi-generational living, the primely positioned villa also presents an enticing opportunity for savvy investors.

- East-facing, freestanding villa on highly sought-after and tightly held Woodgee Street on Currumbin Headland
- Exceptional ocean views follow the coastline to Rainbow Bay
- Multiple levels of living, bedrooms and recreation
- A stone's throw from Currumbin Surf Life Saving Club and iconic Elephant Rock and walking distance to popular surf break Currumbin Alley
- Dual living potential
- Dual access from Woodgee Street and Pacific Parade side street
- Back patio ideal for entertaining, surrounded by low-maintenance garden
- Spacious kitchen with ocean views features stone-top island bench, four hob gas cooktop, oven, double sink, dishwasher, and servery window to patio
- Light-filled, open-plan living connects to an enclosed dining area with iconic views
- Upstairs master level features spacious bedroom, reading nook and private balcony, large bathroom with spa bath, wardrobe, plantation shutters and an office that can double as a nursery
- Downstairs level features an open-plan kitchen and living area with access to external drying area, media room, two bedrooms and main bathroom with shower
- Middle level laundry and bathroom with shower
- Hardwood floors and staircase
- Solar panels
- Storage throughout
- Ceiling fans and split-cycle air-conditioning
- Electric single car garage with epoxy flooring and storage; additional driveway parking
- Easy walk to boutique shops, popular cafes, and Currumbin SLSC patrolled beaches
- 9-minute drive to the Gold Coast Airport

Currumbin is renowned for a laid-back lifestyle that revolves around the beach. Currumbin Alley is just a short walk away for chasing waves and family-friendly swimming. Head to popular cafe Salt Mill for coffee or Tommy's Italian for dinner, while Currumbin Surf Club is a go-to for casual drinks on Elephant Rock. Spend the day at Currumbin Wildlife Sanctuary or head south to the vibrant hub of Tugun village. The Gold Coast Airport is less than a 10-minute drive, as is the M1 for a 50-minute journey over the border to Byron Bay. This property sits within the catchment for the highly sought-after Palm Beach Currumbin State High School. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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. \* Denotes approximate measurements.