

**20/92 Guineas Creek Road, Currumbin Waters, Qld  
4223**

base

**Townhouse For Sale**

Thursday, 14 December 2023

20/92 Guineas Creek Road, Currumbin Waters, Qld 4223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Offers Over \$780,000

This is your opportunity to secure an easy & low maintenance coastal lifestyle in a prime location - live in, invest or renovate and create a beautiful waterside coastal home boasting resort style amenities. This townhouse also offers additional features that make it an attractive investment opportunity. With the high demand for quality rental properties in the area, it has the potential to generate a strong rental income, making it an appealing option for investors. Outside, the low-maintenance and private courtyard is perfect for outdoor entertaining. Features:- Two level Townhouse - 3 bedrooms, 1 bathroom, 2 x powder rooms plus study nook - Large master bedroom flooded with natural light & enjoy a large balcony overlooking tropical palm trees and walk in wardrobe - Spacious open plan lounge/dining with tropical & leafy outlook from either side of your living area - Kitchen is flooded in natural light and includes ample cupboards boasting backyard views - Bathroom with bathtub and separate powder room and dual access to master bedroom and upstairs bedrooms - Light, bright laundry with back yard views and door access to the rear yard and clothesline - Grass back yard with storage shed which you can make your own, perhaps a deck for entertaining, lounging in the sun on day beds, family BBQ's and grow your own vegetables, herbs and flowers - Modern ceiling fans with lighting & mirrored built-in wardrobes within bedroom - Storage cupboards - Lock up single garage and direct access into property for convenience and security + space for an additional car - Pet Friendly upon approval of Body Corporate - Tenanted until 19/08/2024, at \$550 p/w - Note this is below the current market rate due to being long term tenancy. Achievable rent would be \$750 - Body Corporate Fees \$58 pw (approx.) - GCCC Rates \$2,410 pa (approx.) - Professional & Friendly "On-Site" Manager Amenities:- Direct access to Currumbin Creek with your paddleboard and fishing rods for hours fun in the water - From the resort paddle up the creek to stunning Currumbin Ally to catch a few waves or call into the boatshed for coffee and breakfast on your paddle - Full tennis court surrounded by luscious tropical greenery - Two partially undercover pools for lots of fun in the pool - you will feel like you're on holidays every day. Location:- 8 minutes to Currumbin RSL - 8 minutes to Palm Beach Pirate Playground and Dog Park - 4 minutes drive to The Pines Shopping Centre - Close to great schools & daycares such as Currumbin State School, Palm Beach Currumbin State High School and Currumbin Pines Early Learning Centre. - 14 minutes drive to Gold Coast International Airport - 14 minutes drive to John Flynn Hospital - Easy access to M1 (1 hour drive north to Brisbane and 45-minute drive south to Bryon Bay) Enjoy a variety local of eateries all a short drive or bike ride from your front door:- Pasture and Co - Currumbin Eco Village - Cranky Joes Ugly Dumplings - The Dust Temple - Fuel Bakehouse - Balter Brewery - Iron and Resin - Barefoot Barista - Currumbin Beach - Aperitivo Café & Panini Bar - Currumbin Beach - Currumbin Vikings Surf Club - beachfront & family dining with live entertainment - Currumbin RSL - waterfront family dining & live entertainment Drive to beautiful Currumbin Beach for a surf or swim or head the other direction towards Currumbin valley and experience lush greenery, rock pools, roadside kangaroos, cows and horses and call into Pasture and Co for a healthy brunch followed by a dip and massage at The Bathhouse in the Eco Village all a 15 minute drive from your front door. \*Please note virtual furniture has been used for tenants privacy. 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.