

**23 Station Street, Tugun, Qld 4224**

**Sold Duplex/Semi-detached**

Thursday, 16 November 2023

base

23 Station Street, Tugun, Qld 4224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 190 m2**

**Type:**

**Duplex/Semi-detached**



Paul Kearney  
0755369838

**\$970,000**

\* PLEASE NOTE PROPERTY IS ALSO KNOWN AS 2/20 NARRANE STREET, TUGUN. Set in the popular beachside suburb of Tugun, this property offers the perfect blend of privacy, space and convenience. Situated in a quiet street, this large two bedroom plus multipurpose duplex is situated on a flat block and ideally located within walking distance from shops, bowling club and beach. This light and airy, duplex comprises of a good sized kitchen with plenty of cupboard space. Spacious lounge/living area which flows out to the front yard which has plenty of room for a pool STCA. There is plenty of internal living space for family gatherings with a large multipurpose room and a fully enclosed front sunroom. Both bedrooms have ducted air conditioning, ceiling fans and built-in mirrored wardrobes. Large bathroom with separate toilet. Laundry with roomy linen cupboard. Enjoy a healthy beachside lifestyle amongst the natural beauty of Tugun with its community feel, friendly neighborhood and white sandy beaches. Features:- Easy and low maintenance living on a flat block with your own street frontage- Two bedrooms with ducted air conditioning, ceiling fans and mirrored wardrobes- Additional multipurpose room which could be used as another bedroom or playroom- Freshly painted walls and recently renovated roof- Secure and fully fenced level yard with side access- Air conditioning & ceiling fans throughout- Open kitchen & living area- Undercover patio area- Fully fenced front level yard- Solar Panels & Solar hot water- Two lock up sheds- Single lock up garage- Council Rates \$1,987 pa approx.- Water \$964 pa approx. Location:- Easy walk to the golden sands of Tugun Beach & friendly Tugun Village- Walk to Bowls Club, public transport and a selection of gourmet Café's & Restaurants- Close to Southern Cross University, John Flynn Private Hospital & Gold Coast International Airport- A wide selection of reputable schools (both public and private) and sporting grounds all within 10 minutes- Tugun is located on Queensland's Gold Coast just north of the New South Wales Border- 45 minute drive south to Byron Bay- 1 hour drive north to Brisbane To arrange a private inspection or for further information please contact Paul Kearney of Base Property Group on 0418 983 538. 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.