

**27 Cyclades Crescent, Currumbin Waters, Qld 4223**



**House For Sale**

Thursday, 16 May 2024

27 Cyclades Crescent, Currumbin Waters, Qld 4223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



Ryan Deague  
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Wayne Foster  
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## Auction

Auction Location: Onsite It's our privilege to present this spacious 1980's architectural home set on 840 sqm of land with expansive Cyclades Lake views. This meticulously maintained home presents in exceptional original condition and boasts features such as vaulted ceilings and arched doorways that are as desirable in new builds today. The floorplan has been thoughtfully designed to capture blue water views from sunrise to sunset; from the moment you wake up in the master bed, while preparing meals in the kitchen, and relaxing in the lounge. There is also a large covered outdoor area for year round enjoyment and entertaining. Cyclades Lake really is special featuring vivid blue sparkling water, white beaches with an abundance of fish and birdlife. Every day you'll see the lake in a new light and it will be captivate for years to come. Unlike many canals and lakes on the Gold Coast Cyclades Lake is also enjoyed by your new neighbor's swimming, stand up paddle boarding and windsurfing. It provides the opportunity for a unique lifestyle and memorable summers... A neighbour even has a slippery dip straight into the water. The home continues to shine with its location so close to schools and The Pines Shopping Centre. Don't miss this one!

**Key features**

- 21m Wide Water Frontage onto exclusive ocean-fed lake (lake is approximately 400m in length)
- Large 840m<sup>2</sup> Block
- First time in almost 40 years since built
- East facing waterfront
- Ultimate lakeside lifestyle
- 3 bedroom 2 bathroom well positioned solid brick home with raked ceilings
- Large air-conditioned Master overlooks the lake and has WIR, ensuite and ceiling fan
- 2 additional bedrooms with built in robes and ceiling fans
- Main bathroom has shower, bath and vanity
- Good sized kitchen
- Separate Laundry
- Oversized Double Automatic Garage
- Solar Hot water & Solar Panels Walking distance to;
- Public Transport Bus Stop 4 mins walk (250m)
- Pines Shopping Centre 19mins walk (1.5km)
- Hill Health Wise Family Medical 12 mins walk (900m)
- Less than 10 Min to:
- New Palm Beach Aquatic & Community Centre 5 mins (2.3km)
- Currumbin RSL
- Currumbin Alley
- Currumbin Beach
- Tommy's Italian
- Palm Beach Currumbin High
- Currumbin State School
- Merv Craig Sportsground Other
- Gold Coast Airport 13 mins (8km)
- Burleigh Beach 14 mins (9.5km)
- Kingscliff 24 mins
- Byron Bay 54 mins
- Brisbane CBD 1hr 8 mins (94.3km)
- Brisbane Airport 1hr 12 mins (103km)

**Outgoings**

- GCCC Rates – Approx \$2,779.00 PA
- Water – Approx \$275.00 Per Quarter dependent on usage
- Electricity – Solar Panels Installed & Solar Hot Water – dependent on usage

**Auction**

- Date - 1st June 2024
- TIME - 2pm
- LOCATION - Onsite

**Price Disclaimer:** This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

**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.