

# 37/76 Hoffschildt Drive, Currumbin Waters, Qld 4223

## Townhouse For Sale

Friday, 19 April 2024

37/76 Hoffschildt Drive, Currumbin Waters, Qld 4223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Dean Wildbore  
0755354544

## Offers Over \$774,000

This modern coastal style 3-bedroom townhouse delivers unparalleled access to the best of both worlds - the ocean and the Hinterland. Wake up to breathtaking views of the ocean nestled between the greenery of Currumbin and Burleigh Headlands. As the sun goes down, the skyline transforms before you as the city lights twinkle to life, all the way to Surfers Paradise. While these views may tempt you towards the beach or thriving local cafes to start your day, you also have the Currumbin Border Trail mere steps away. Coveted by riders and hikers alike, a private access gate offers endless opportunities to escape from your back door, directly into nature. Positioned between the waves and the trails, you'll feel a soothing transition from the hustle and bustle of city life, to a peaceful oasis as you enter your new home. Minimalist modern coastal styling, a fresh neutral colour palette, and matte black finishes combine with stunning views to create an experience that is rare at this price point on the Gold Coast property market right now. From the master suite and the second bedroom, the stunning coastal views will draw you from your bed. Glide downstairs to the heart of the home, where you're once again connected with the stunning outlook from the lounge, dining, and kitchen areas. Skip through to the kitchen for coffee, or flow seamlessly onto the timber balcony. Complete with an outdoor lounging zone, and a nook with a small bar that creates the ideal place to sit and enjoy coffee or drinks as you gaze across the skyline, this area is sure to delight residents and guests alike. Kookaburras and white cockatoos are known to pop by and greet you here. The kitchen features stylish double sinks perfectly positioned under a huge window that frames the world-class views. With generous cabinetry, Bosch appliances, and ample space, entertaining here at Currumbin Views is a breeze. Upstairs in the sleeping zone, three generously sized bedrooms offer ample space and comfort, each adorned with built-in wardrobes and coastal style fans. The master bathroom boasts modern styling, a spacious shower and bath, and a separate toilet. Conveniently positioned near the bedrooms, a functional laundry completes this floor. When it's time to cool off, take a dip in the complex's refreshing pool, offering a welcome respite on warm summer days. With easy access to the M1 just 5 minutes away, everything you need is within reach. From the beach to the rock pools, shopping to dining, and even Gold Coast International Airport, this is an ideal settling place. Amidst the convenience of modern living, your tranquil oasis offers a sanctuary of peace and relaxation. Viewings are very highly recommended to absorb the wonder of this property.

**FEATURES:** Stunning ocean, headland, and city skyline views from two bedrooms, and all of the main living zones of the home  
Upstairs: 3 bedrooms all with built-ins and coastal-style ceiling fans. Ocean views to master and second bedrooms  
Master bathroom with shower, bath, and generous vanity all with modern finishes. Separate toilet  
Laundry and linen cupboard  
Downstairs: Generous living and dining zones with double glass doors opening onto entertainer's balcony  
Kitchen featuring ample cabinetry, two stylish round sinks, dishwasher, water filter system, and Bosch appliances  
Additional toilet  
Large L-shaped timber balcony with stunning views includes lounge and bar zones  
Communal: Pool in complex  
Private Access gate to Currumbin Border Trails  
Other Key Info: Body Corporate \$85/week approx  
Council Rates \$2420/year approx  
Water Rates \$407 quarterly approx

**LOCATION:** Currumbin Fair Shopping Precinct - approx 3 mins  
Currumbin State School - approx 8 mins  
Palm Beach - Currumbin State High School - approx 8 mins  
Currumbin Beach - approx 8 mins  
Currumbin Rock Pools - approx 8 mins  
Gold Coast International Airport - approx 10 mins  
Burleigh Heads - approx 15 mins

**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.