

# 37 Illawarra Crescent, Tugun, Qld 4224

## House For Sale

Thursday, 9 May 2024

37 Illawarra Crescent, Tugun, Qld 4224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 579 m2**

**Type: House**



Madonna Delaney  
0411421064



Tim Delaney  
0411421054

## Auction

Auction Location: ON-SITE Just like any precious gem, it takes some-one with a bit of vision and skill to cut and polish it to bring it to its glistening best. This home is no different, it has all the required ingredients to become your own stunning precious gem, with a little cut and polish. Its position is a secret, as not many, even the locals, know this home exists. It is situated in that little special pocket in Tugun which backs onto Tugun Reserve and parklands, which creates a home that feels tranquil, private and one with nature, yet only a few short minutes to our famous surf Beaches, Tugun Village and Currumbin Creek. The reserve is council owned and has well maintained playgrounds, grassed areas and a walking/bike track directly to Tugun Village and another to Currumbin Creek. It is full of mature trees and wildlife and really creates a remote feeling, yet you are so close to everything. The home itself is situated on a North facing sloped block with the main entrance into the top level. On this level you will a large bathroom and three bedrooms, the master being massive with its own private balcony out to the Nature reserve. The large open plan living areas are all situated downstairs, have new timber flooring and open out to an undercover entertaining balcony which is surrounded by lush landscaping out to the Nature Reserve. The open plan kitchen ensures that anyone cooking in the kitchen stays connected with family and guests. The kitchen was stylishly renovated in recent years and doesn't need anything done. There is a front courtyard and because of the topography it is private and secluded. There is also a laundry/bathroom on this ground level. Car accommodation is two suspended carport, however with the street well serviced by a regular local bus service, and the extensive bike and walking track through the reserve to take you to Tugun Village, Currumbin and directly to Currumbin Primary School and Currumbin Creek, you may rarely need to use the car. Features;- 3 Bedrooms- 2 Bathrooms- Recently Renovated Kitchen- High Ceilings - Backs onto Toolona Park with playground and cricket pitch and has access to Currumbin Creek and Tugun Village within a short walk or bicycle.- Carport- 579m<sup>2</sup> Block Independent Rental Appraisal \$750 - \$800 Per Week Rates: \$1,124.96 per half year Easy access to the M1 with Southern Cross University and John Flynn Hospital only a short drive. It is also situated within the Palm Beach Currumbin High School and Currumbin Primary School catchments.