

4/4 Clancy Court, Tugun, Qld 4224



Sold Unit

Monday, 15 April 2024

4/4 Clancy Court, Tugun, Qld 4224

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Jo Lynch
0755344033



Jo Elwin
0755344033

\$660,000

This is a lovely 2-bedroom, first floor unit in Tugun. Morning sun floods the apartment, enjoy your morning coffee with an ocean view from the kitchen and front balcony. It's also great to watch the planes glide in along the horizon, without the noise of the flight path! Your living area is spacious and full of natural light. The kitchen is in great condition and includes electric cooktop, oven, and dishwasher. Plus plenty of storage! The master bedroom includes a walk-in wardrobe whilst bedroom 2 offers mirrored wardrobes. Both bedrooms have split system air-conditioning units and a private, leafy outlook. The undercover carpark comes with 2 tandem spaces, plus a storage shed. There are only 2 short flights of stairs from ground level to your front door. This property offers a wonderful opportunity for investors with an approximate 5% rental yield. The unit is vacant and ready to go now! First home buyers, down sizers and small families will also love this affordable opportunity to call Tugun home. The Details:- 2 x generously sized bedrooms, master with walk in robe.- Split system air-conditioning units in both bedrooms- Kitchen with ocean views, electric cook top, oven and rangehood, dishwasher.- Open plan living with split system air-conditioning, tiled.- East-facing covered balcony with ocean views- Bathroom / laundry combined, separate toilet. Washing machine and dryer included.- Level 1 walk-up - Tandem car park with storage shed.- Situated within the Palm Beach Currumbin High School and Currumbin Primary School catchments.- Convenient to local cafes and shops, Tugun Village, bowls club and beach- Conveniently located close to Gold Coast International Airport, M1 and John Flynn Hospital.- Bus stop within metres of the property. Council Rates – approx. \$2,426 p/a Water Rates – approx. \$355 per quarter Body Corporate – approx. \$55 per week Rental Appraisal – approx. income of \$600 - \$650 per week To arrange your viewing, please contact The Jo & Jo Sales Team Jo Lynch 0424 420 884 Jo Elwin 0409 429 785 Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.