

55 Currumbin Chase, Currumbin, Qld 4223

— **Realty** Coastal

House For Sale

Monday, 30 October 2023

55 Currumbin Chase, Currumbin, Qld 4223

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Expressions of Interest

Nestled privately within the highly-sought Currumbin Ridge estate, you will discover this immaculately presented terrace home. Superbly designed with a contemporary architectural flair, the home features spacious light-filled living areas which seamlessly integrate with the natural surrounds via expansive decks on each level. A functional floor plan delivers a large open plan living and dining area on the entrance level of the home, whilst four spacious bedrooms are ideally situated on the lower level. The large undercroft area provides a multi purpose space - home gym, games room or a secure, cool environment for pets. This multi-level terrace home offers a fantastic opportunity for home buyers to simply move in and relax. Alternatively with a high rental yield, low body corporate fees and great depreciation options, this could also be a savvy addition to your investment property as homes in Currumbin are always in high demand.

Main features:

- Beautifully appointed kitchen with top class Miele appliances including gas stove, rangehood, dishwasher and oven. Stone benches provide ample space for food preparation as well as a breakfast bar and there is plenty of cupboard space on offer
- Spacious tiled open plan living and dining areas afford plenty of room for the whole family to relax or for hosting guests in style
- Sliding doors integrate this area with a large verandah which is perfect for alfresco dining and relaxation as you observe the abundant wildlife
- Four queen-sized bedrooms with built in robes and ceiling fans are located on the lower level. Each bedroom has its own external access to the decked areas. The master includes a stylishly appointed ensuite and abundance of robe space
- The main bathroom is located adjacent to the bedrooms and there is also a powder room for guests on the main level
- Good size linen cupboard
- Large, lockable undercroft on the ground level is the perfect place for a home gym or games room and includes plenty of room for storage
- Double lock up garage with laundry, clothes drying area and ceiling fan
- Off street parking for two additional vehicles as well as abundance of visitor parking throughout the estate
- Currumbin Ridge is a pet friendly estate (subject to body corporate approval)

Additional conveniences include:

- Split system air conditioning and ceiling fans
- Plumbing in place for refrigerator
- Security screens
- Gas hot water
- Large storage area underneath the property

Year built: 2017
Building Size: approx. 252 sqm
Body Corp: Approx \$86 per week including insurance
Location: Currumbin Ridge estate is the ideal destination for peaceful community living in the southern Gold Coast. The homes are privately positioned within the preserved native bushland with plenty of hiking trails on offer for those who like to experience the nature and abundant wildlife. Gated for privacy and security, this estate is ideal for those who like to travel and need a lock and leave lifestyle as well as families with young children. A leisure precinct with large swimming pool, pavilion, playground, barbeque and picnic area provides the ideal spot for summer relaxation. Situated in the ever-popular Currumbin in close proximity to famous surf beaches, Currumbin Creek, restaurants, cafes and shopping centres as well as very convenient access to the Gold Coast domestic and international airport, M1 motorway and of course the beautiful Currumbin Wildlife Sanctuary. Favoured Gold Coast schools Currumbin State School and Palm Beach-Currumbin High School are an easy drive or leisurely bike ride.

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.