

# 65 Kitchener Street, Tugun, Qld 4224



## House For Sale

Friday, 12 April 2024

65 Kitchener Street, Tugun, Qld 4224

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 506 m2**

**Type: House**



Michelle Topper

0400362639

## Auction

Pest and Building Inspection Report is now available. A coastal oasis, this whitewashed abode has been thoughtfully updated throughout offering the ultimate in lifestyle and location. Elevated on the upper level, three generous bedrooms and two modern bathrooms offer comfort and style, while the open plan living, kitchen, and dining area exudes a soft ambiance with lofty ceilings and skylights. Charming French doors invite you to the alfresco balcony overlooking the glistening pool and lush tropical gardens below. The lower level is a haven of versatility, offering dual living potential with a self-contained setup. A well-appointed kitchenette and renovated bathroom await complemented by an array of multi-purpose rooms currently used by the owner as two bedrooms, living, dining, lounge, and rumpus room. Whether accommodating guests or utilising as a separate residence (subject to council approval) this area offers both flexibility and convenience. Outside, the poolside pavilion and astroturf entertaining area beckon for relaxation and outdoor gatherings, while a secure carport and secondary gate access provide ample storage options for vehicles. This home is situated within an easy, flat walk to Tugun's pristine beaches, plus the Bowls Club, parks, cafes, and restaurants. With a thoughtful design and ultra convenient location, this property embodies true coastal living, promising comfort, and convenience for those seeking a beach side lifestyle. Features:- Open plan living, kitchen & dining- High ceilings & skylights- Norseman freestanding wood heater- Modern kitchen; island bench, 40mm stone & 900mm oven + gas cooktop- 3 generous bedrooms upstairs, two with BIR & one with study- Renovated family bathroom- Master bedroom; ensuite, bath & balcony access- Limewashed timber floors upstairs- Spacious EKODECK upper balcony- Large salt-water pool with waterfall, sandstone surrounds- Astroturf entertaining & tropical gardens- Poolside pavilion with EKODECK floor- Lower level fully tiled with dual living potential (STCA)- Well-appointed kitchenette- Renovated bathroom- Versatile multi-purpose areas - All three bathrooms with floor-to-ceiling tiles- Property securely fenced on all boundaries- Double secure carport & remote garage door- Additional gate access to front, wide enough for boat/caravan- Solar hot water, garden shed & water tank- Flat walk to beach, parks, childcare, shopping & dining