

7 Alder Court, Currumbin Waters, Qld 4223



Sold House

Friday, 3 November 2023

7 Alder Court, Currumbin Waters, Qld 4223

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1176 m2

Type: House



Jo Elwin
0755344033



Jo Lynch
0755344033

\$956,000

Presenting a fantastic opportunity, your new home awaits you in a family friendly cul-de-sac that is conveniently located in a great pocket of Currumbin Waters. From 7 Alder Court you can easily access schools, shops, transport and the beautiful beaches. Ready to move into with access prior to Christmas. Start creating beautiful memories immediately. You will immediately recognise a tranquil feeling offering quiet surrounds and privacy created by the local fauna from your own backyard. The land itself offers plenty of potential with the large land, approximately 1176m². Set next to a Council Reserve, you can access this land to maximise its use and the value of the property. Upon entering the split level home, you have the living areas consisting of lounge, dining and kitchen and laundry. On the upper level you have 3 bedrooms and the bathroom. The double garage has ample room for storage whilst housing the cars. If you were looking for an investment opportunity, tenants can also reside straight away. In due course, you can renovate and extend this home and truly make it spectacular, working with the pitched ceilings and arches that currently exist. The property features:- 3 bedrooms with fans, 2 with split system air conditioners- 1 bathroom with Jack and Jill entry- 1 living area with ceiling fans and air conditioning - Functional kitchen and dining- Laundry off the kitchen with ease to the backyard- Freshly refurbished backyard with low maintenance Astro Turf- Pet friendly yard- Large block of land with loads of potential.- Rental appraisal between \$800 - \$850 per week- Water approximately \$1,012 per year- Rates approximately \$2,207 This home is ideally suited to entry level buyers, downsizers, small families and investors. Express your interest early as offers will be considered prior to 18th November 2023. Don't delay contacting Jo and Jo for further information. Jo Elwin 0409 429 785 Jo Lynch 0424 420 884 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.