

**8/65 Mitchell Avenue, Currumbin, Qld 4223**



**House For Sale**

Tuesday, 2 April 2024

8/65 Mitchell Avenue, Currumbin, Qld 4223

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Justin Smith

## Interest Over \$780,000

Eased into the Currumbin hillside , you will find your best opportunity to buy into the essential lifestyle at absolute great value !In just a few minutes' walk you can be wandering along the picturesque Currumbin Creek all the way to the famous Currumbin Beach.Just one of 10 townhouses in this boutique complex from the moment you enter your private front courtyard, you should feel a sense of calm.The open plan design on the air conditioned first floor, flows effortlessly from the front door through to the rear outdoor area and combines a clever mix of paint pallets and oversized tiling that enhance an already generous living area.The upstairs level opens onto a landing that services both bedrooms with the huge master bedroom offering access to the bathroom through walk in wardrobe.The excellent long term tenants are an asset to an already great investment and are currently on a lease until the 8th of July and would love to stay on if an investor buys.Currumbin has become synonymous with an eclectic mix of vibrant café and dining options all complimented by the laid back chill of beachside suburb living.As the market continues to gain pace, there are few options available in this extremely tightly held suburb.Come make Currumbin your playground....Property Features:\* Master bedroom with large walk in wardrobe\* Sizeable second bedroom with built-in wardrobe\* Open-plan lounge & dining with double width glass doors \* Light and bright kitchen with access to front courtyard\* Carpet in stairwell and upper level\* Ceiling fans throughout property\* Downstairs combined powder room & laundry\* Tropical style, private & exceptionally spacious backyard\* Undercover patio ideal for outdoor entertaining\* Undercover carport \* Complex is home to 10 townhouses\* 4km to Gold Coast Airport \* 4.6km to John Flynn Hospital\* 200 Metres to Currumbin Primary School.Outgoings:• Body Corporate ~\$58 per week approximately• GCCC Rates ~\$1208 each half year approximately• Water & Sewage ~\$400 each quarter approximately ( Master Metre).