

12/40 Teemangum Street, Currumbin, Qld 4223

Coastal

Apartment For Sale

Saturday, 29 June 2024

12/40 Teemangum Street, Currumbin, Qld 4223

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Offers Over \$889,000

Apartment 12 is superbly situated just a short distance from the pristine Currumbin Beach, the famous Currumbin Alley, and the popular Oceanway path for bike riding and long walks with endless ocean views. Nestled in the heart of Currumbin next to the renowned Currumbin Wildlife Sanctuary, this complex is an excellent choice for an investor looking for a beach lifestyle investment or perhaps it's the weekender or new home you have been looking for. Boasting breathtaking resort tropical style amenities - you need to see to believe. This ground floor spacious apartment has been freshly painted and boasts 2 light-filled bedrooms, 2 bathrooms and an exceptionally large wrap-around balcony perfect for outdoor entertaining and dining. The kitchen is open plan and spacious providing excellent storage options, dishwasher and combined laundry for convenience. The large master bedroom features a modern en-suite. Both bedrooms have floor to ceiling glass sliding doors, mirrored wardrobes, and ceiling fans. Both boast a beautiful green leafy outlook from the ceiling to floor glass sliding doors and direct access to the balcony allowing sea breezes and natural light throughout. Second bathroom with bathtub is sizeable and perfect for guests. The open-plan apartment is light and bright and inviting with beautiful views of the terrace and garden and lake views providing a private and tranquil living experience. This apartment type has one of the largest balconies in the complex and offers an outlook over the Currumbin sanctuary lake and gardens, giving you privacy and separation from the southern side of the complex. Located within the secure Sanctuary Lake Apartments complex, this property offers a resort-style experience with a comfortable and convenient lifestyle in Currumbin. Residents and guests at Sanctuary Lake Apartments enjoy a range of resort-style facilities, including:

- A sparkling resort pool with lagoon walk-in access
- An inviting mineral spa (heated year-round)
- Lush tropical gardens
- Multiple BBQ and outdoor areas for entertainment and relaxation
- Secure undercover car parking
- Well-maintained buildings
- Professional and friendly onsite managers providing holiday and letting services year-round
- Supportive, proactive, and friendly community and body corporate committee
- Sanctuary Lake Apartments comprises of 78 apartments
- Built in 1995
- Rental Appraisal: \$850 pw
- Holiday letting financials upon request to agent

Property Outgoings: Water \$349.71 per quarter approx Rates \$980 per quarter approx Body Corporate: \$120 pw Location: You will be living in tropical paradise and just steps away from Currumbin Beach & Len Wort Park overlooking the beach and a short stroll to Currumbin Alley. Nearby amenities include the local General Store for daily essentials, as well as the Cornerstone with its Stable Cafe offering delicious coffee and cakes, boutique retailers and an upmarket cellar for convenience. Currumbin boasts one of the Gold Coast's best surfing beaches, where you can choose from paddleboarding on the creek or enjoying ocean swims. Within minutes of your front door, you can also find popular dining spots including Currumbin Surf Club, Tommys Restaurant, The Salt Mill, and Barefoot Barista - perfect places to recharge after a morning at the beach. Beachside apartments like these do not last long, so act now before it's gone. 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.