

**13/18 Bienvenue Drive, Currumbin Waters, QLD,  
4223**

**Duplex For Sale**

Tuesday, 3 September 2024

13/18 Bienvenue Drive, Currumbin Waters, QLD, 4223

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex**

## Renovated Single Level Currumbin Waters Villa

Discover this charming, pet-friendly villa in a beautifully maintained complex. Featuring a fenced front courtyard and an adjacent remote-controlled lock-up garage, this home offers both privacy and convenience. Inside, you'll find an open-plan kitchen and living area bathed in natural light, showcasing a renovated kitchen, bamboo flooring, and large windows with a sliding door that opens onto a rear garden with a covered pergola perfect for outdoor relaxation.

The master bedroom overlooks the serene rear garden and is conveniently located next to a fully renovated bathroom. The second bedroom faces the front courtyard, also providing a tranquil outlook. The complex offers ample guest parking just steps away.

Benefit from the convenience of a local shopping centre directly across the road; featuring a doctor's surgery, supermarket, sports clubhouse, and pharmacy. This property is ideal for first-time buyers, downsizers, or investors.

### Features:

- 2 bedrooms with built in robes.
- Large fully fitted kitchen with stone tops.
- Spacious renovated bathroom.
- 1 lock up garage, ample guest parking.
- Fully fenced front and rear courtyard/garden.
- Separate laundry.
- Reverse-cycle Air-conditioner.
- Ceiling fans.
- Quality bamboo flooring.
- Low Body Corp approximately \$42.00 per week.
- GCCC land rates approximately \$2,060.00 per annum.
- Water rates approximately \$355.00 per quarter.
- Rental income \$700. per week.

Please don't miss this excellent opportunity, call Alicia 0481 715 412 or John 0411 308 830.

\* 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 refuse all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. \* Denotes approximate measurements.