

10 Winders Avenue, Tugun, QLD, 4224

 **Coastal**

House For Sale

Tuesday, 3 September 2024

10 Winders Avenue, Tugun, QLD, 4224

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Coveted Trifecta: Location, Lifestyle and Untapped Potential - 650m from the Beach

Situated a mere 650m (approx.) from the unspoilt sand and surf of Flat Rock, this classic, low-set brick home offers a coveted trifecta - location, lifestyle and untapped potential. It's here, on a private and leafy 516m² block that you can set yourself up for a prosperous future. Ready for a new legacy, explore your options to renovate the existing 3-bed, 1-bath dwelling, knock-down and rebuild your dream coastal home or make way for a brand new duplex (STCA). There's even scope to secure a healthy rental return while you ponder your best course of action. Whatever your choice, the possibilities represent an opportunity that's as enticing as its desirable address, close to the beach and the laid-back charm of Tugun's local cafes and shops.

Overview:

- A quintessential 80's style single level home, it's been impeccably maintained and showcased by lovely, light-filled interiors and traditional timber floors.
- The kitchen is compact and functional, adjoining a bright, open plan living and dining zone with a leafy outlook. Plus, enjoy a covered area outdoors for alfresco meals near the gardens.
- Parking accommodation includes a single garage, carport and secure driveway parking.
- Set amongst thriving gardens, level lawn areas outdoors are protected by a natural privacy canopy, comprising towering palms and established greenery.
- Surfers, grab your board and stroll through a shady park flanked by she-oaks and sand dunes, where the uncrowded Flat Rock wave break beckons. Adjoining Tugun Beach, soak up the sunshine and stunning Surfers Paradise views from the shoreline.
- Enjoy being a few minute's walk from the heart of Tugun Village, home to eclectic boutiques, cafes and restaurants, where you can relax, dine or shop in style. Additionally, stock up on fresh produce at local favourite, the popular Tugun Market Co.
- You're also under 4km to John Flynn Hospital and 5km to Gold Coast Domestic and International Airport.

Don't miss your chance to snap up this treasure and capitalise on its charm, position and potential. Arrange an inspection today.

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.