

**11 Dinjirra Ct, Tugun, QLD, 4224**



**Sold House**

Friday, 16 August 2024

11 Dinjirra Ct, Tugun, QLD, 4224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jo Elwin

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## **SOLD BY JO LYNCH & JO ELWIN**

Sitting on top of a massive 1294m<sup>2</sup> block, yet still so close to the beach, this home presents several options for the new owners. Bring the extended family as they will be well catered for in this truly one of a kind property, and for the Investors – get excited by the rental returns with a potential 5-6% yield.

11 Dinjirra Court offers a Main Residence with 3 bedrooms, 2 bathrooms upstairs and an extremely unique set up downstairs with 2 separate semi self contained spaces.

In addition, a totally separate and fully self contained (full kitchen) 2 bedroom 1 bathroom home sits at the rear of the block – options are endless with this well thought out property.

Just in time for Summer, the family will love the brand new inground concrete pool and large covered entertainers deck!

### **PROPERTY FEATURES:**

#### **Main Residence (upstairs):**

- Renovated kitchen with coastal style, stone benchtops and butlers pantry
- 3 bedrooms (1 with ensuite), 2 have sliding door access to the verandah.
- Separate toilet and 2nd bathroom with shower and bath in the upstairs home.
- Separate laundry upstairs.
- Near new ducted Daikin air conditioning to all rooms upstairs
- Get the full cinema experience everyday with a fixed HD Projector and large screen experience in the lounge area
- Timber (laminated) flooring
- Large open plan living room and dining room beside the open plan kitchen
- Built in study desk behind the lounge area
- Access to the poolside entertainers deck by sliding doors from both the kitchen and living area

#### **Main Residence (downstairs):**

- Semi self contained (kitchenette) open plan studio apartment with ample room for a large couch, dining table and queen size bed + a large ensuite bathroom with laundry facilities. Near new large Daikin split system air conditioner. Fully fenced side yard with separate private entrance.
- Semi Self contained (kitchenette) 1 bedroom apartment with huge separate bedroom, renovated large bathroom (with space built for laundry). Open plan kitchenette, living and dining room, Near new large Daikin split system air conditioner and a small fenced front area and separate private entrance.

#### **Separate Self Contained Home:**

- Self contained with full kitchen, including a brand new freestanding gas cooktop/electric oven combination and plenty of bench space.
- Open plan living and dining area surrounded by windows and sliding doors letting in loads of natural light.
- 3 x near new Daikin split system air conditioners in living/dining, bedroom 1 and bedroom 2.
- Full laundry with bench space, storage and external door.
- 1 master sized bedroom and 1 traditional sized bedroom with built in wardrobe space.
- Full bathroom with plenty of space.
- Deck surrounding 2 sides of the home with lovely views, there is also a private yard with fire pit and ramp access to the house.

#### **Other Features:**

- Sparkling inground mineral pool with imported white pebble finish and brand new filter and cleaning equipment

(completed less than 6 months ago)

- Stunning large entertainers deck (completed less than 6 months ago) connecting directly to the pool and covered by a fully insulated patio roof with timber fans and downlights for day and night entertaining.
- Worried about power bills? - no need - this property has 22 solar panels and instant gas hot water so the power bills are less than you would ever dream.
- Large rainwater tank located at the rear of the property.
- 4 level car parks (uncovered) in front of the main house (with further parking available on the main driveway). There is also parking available outside the 2nd home at the rear of the property.
- Large 2+ car shed offering potential covered parking or storage - or it could easily become the ultimate man cave/games room.

All the hard work has been done here with all the big ticket items already done. Near new kitchen, pool and entertaining area, near new air conditioner in every space, roof has been re-capped, resealed and repainted just a few months ago. This home is move in ready and waiting for you to make it your own!

Council Rates: approx. \$2,990 per annum.

Rental Appraisal: Main residence - approx. \$1,000 - \$1,200 per week

Guest house / granny flat - approx. \$650 - \$700 per week

School Catchments:

- Palm Beach / Currumbin High School
- Currumbin State Primary School

Convenient to:

- Gold Coast International Airport - 4.8km
- Tugun Beach - 2km
- Tugun Village - 2km
- John Flynn Private Hospital - 1.4km
- Southern Cross Uni - 5km

Please contact The Jo & Jo Sales Team to arrange your viewing:

Jo Lynch 0424 420 884

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Disclaimer:

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