

14 Kallara Street, Tugun, Qld 4224

DJSTRINGER

House For Sale

Friday, 5 July 2024

14 Kallara Street, Tugun, Qld 4224

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 531 m2

Type: House

Interest Over \$1.295M

OPEN TO INSPECT SATURDAY 13TH JULY 2024 9:00 - 9:30AM Welcome home to this sizable dual level (4) bedroom residence aloft a prominent 531m² allotment, with 20m frontage, that also offers re-development options for duplex town homes. KEY FEATURES GROUND LEVEL: - Large, air-conditioned family room - Separate bathroom & laundry - Bedroom (4) - Double lock up garage w/ internal access (RH side Automatic) - Tiled outdoor entertaining area & large 4m x 4m garden shed - KEY FEATURES UPPER LEVEL: - (3) bedrooms w/ built in robes - Main bathroom w/ shower & bath, separate WC - Air-conditioned living area opening on to covered front balcony - Kitchen w/ two-pac cabinetry & d/washer adjoining meals area - Rear covered deck DETAILS: Land size - 531m² (20m frontage) Rates - \$1,719.80 per half year Water rates - \$594.07 per quarter year Current rent - \$695.00 per week LOCATION: This property is conveniently located within 100m to local shopping & the Tugun Bowls Club and a few minutes to Tugun's thriving shopping village. For surfers & beach lovers, you can be ripping into miles of uncrowded beach breaks within a flat 700m walk, as the seagull flies. The John Flynn Private Hospital is within (5) minutes, as too the Gold Coast International Airport & Southern Cross Uni. AGENT'S COMMENTS: A solid residence, with a bold appearance, in generally good & original condition, that could be brought into the modern era with a cosmetic makeover. On the other hand, neighbouring properties have entered the new age, with new luxurious town homes being constructed. Whether you wish to embark on a renovation project, simply leave as is for personal or investment use or re-develop the site, there are many possibilities that makes this property an astute purchasing option. Interest over \$1.295M Disclaimer: All information contained herein is gathered from sources we believe to be reliable. DJ Stringer Property Services Pty Ltd and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way limited & directed, to your legal representative, any local authorities, the Contract of Sale and in the event of a Unit, Strata Title or Community Title, refer to the Body Corporate, Community Management Statement & Disclosure Statement for any information on the property, Common Property & Exclusive use areas, that may directly or indirectly affect this property.