

17 Nangana Street, Tugun, Qld 4224



House For Sale

Saturday, 29 June 2024

17 Nangana Street, Tugun, Qld 4224

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 859 m2

Type: House



Jo Lynch  
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## Auction

**Auction Location:** Onsite Positioned in a leafy cul-de-sac and surrounded by beautiful neighbouring properties, 17 Nangana Street is a great address to secure in Tugun. This large family home offers many possibilities including a potential income stream via the self-contained studios on the lower level. Over 2 levels, the house stands high above Tugun with views to the ocean. The kitchen features original timber floors, timber benchtops and electric oven with gas cooktop. There are new carpets throughout the lounge and dining rooms. Step out onto your wrap around balcony and enjoy watching the sunrise! There are 3 bedrooms upstairs, the master with ensuite and generous walk-in robe. 2 of the bedrooms open to the covered outdoor entertaining area. This sunroom is fully enclosed with insect screens meaning you can enjoy this space year-round, and in all weather conditions. The pool is also covered yet full of natural light. The kids can swim with that extra element of protection from the sun. On ground level, the property is currently made up of 2 self-contained studios. Each features a complete kitchen, bathroom, and separate entry. This is perfect for generational living. Or the ultimate set-up for older kids who are yet to leave the nest, with a taste of independence downstairs! A recent addition to this home is the new concrete driveway, creating plenty of off-street parking.

**Upstairs:-** Spacious living / dining / study with new carpets- Kitchen with timber floorboards. Electric oven with gas cooktop, dishwasher, timber benchtops- European laundry in kitchen- Master bedroom with ensuite, walk-in robe, timber flooring and external access- Bedrooms 2 & 3 feature new carpet and built in wardrobes- Bathroom with bathtub- Separate powder room- Covered external entertaining area connects to pool and enclosed with insect screens.- In-ground swimming pool, also covered and completely private- Outdoor shower- Wrap-around balcony

**Downstairs:** Self-contained studio 1:- Kitchen with electric oven, rangehood, gas cooktop, dishwasher, and breakfast bar- Studio bedroom / living space with polished concrete floors- Renovated bathroom- Walk in robe / storage- Separate laundry- Covered outdoor patio at front and shared deck at rear- Additional storage space- Private entry

Self-contained studio 2:- Kitchen with electric oven, rangehood, gas cooktop, dishwasher, and breakfast bar- Living space with timber floors- Step down into separate bedroom- Bathroom & toilet- Shared deck at rear (can be sectioned off)- Private entry- Solar Panels, 2x 5kW Huawei inverters with 13.32kW REC brand panels system. 22 years warranty remaining- 2 x 500-gallon water tanks (front and back of property and collect runoffs from roof etc). - SolarHart hot water serviced 18 months ago- New concrete driveway

This property will be sold at auction, if not prior. To arrange your viewing, please contact The Jo & Jo Sales Team. Jo Lynch - 0424 420 884 Jo Elwin - 0409 429 785

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