

**19 Beaumont Court, Currumbin Waters, Qld 4223**

Coastal

## House For Sale

Sunday, 23 June 2024

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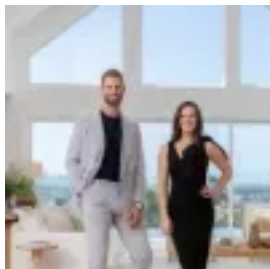
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 759 m2**

**Type: House**



Dan & Essie Moloney  
0755266999

## Auction

Sophisticated and modern, balanced with traditional charm. This stunning two-level, north-east facing home is light-filled and rich with character. High-end fixtures and fittings, coupled with quaint decorative details offer a gentle nod to Hamptons-style architecture. The home captures quintessential Gold Coast living. Embracing a seamless indoor/outdoor flow, ideal for year-round entertaining. The huge, covered deck effortlessly fuses the shaker-style kitchen, spacious living area and grassy yard (fully fenced, ideal for kids and pets). Fronting a verdant nature reserve only adds to the privacy and tranquillity. Spend quality time with family and friends basking in year-round sunshine! Taking centre stage in the home's design is the custom black staircase connecting the two levels. Occupying the top floor is the retreat-style master bedroom and ensuite, plus an additional two bedrooms and main bathroom. The fourth bedroom rests on ground level, offering a great option for teenage kids, relatives, and visitors. The current owners have taken the liberty of sourcing plans to add a swimming pool and convert the existing garage into a 5th bedroom/ pool house, with kitchenette and bathroom. There are great opportunities in place to add further value and entertaining possibilities to this already desirable home. Highlight features include:

- Private and elevated, 759sqm generous allotment in highly sought after, family friendly neighbourhood
- 4 spacious bedrooms and 2 modern bathrooms
- Existing ground floor bedroom can double as a study/office space
- Spacious chef's kitchen, shaker-cabinetry, stone island benchtop, Smeg appliances
- Open plan living/dining, outdoor entertaining areas
- Low maintenance polished stone flooring
- Split air-conditioning across the two levels (4 units in total)
- Huge entertaining deck, connecting the backyard to indoor living areas
- Modern, functional laundry
- Fully fenced grassy yard - existing plans drawn for pool and fire pit (optional add on)
- Private, leafy outlook over nature reserve (backyard)
- Single lock up garage, room to park boat, trailer, or caravan
- Great street appeal, low maintenance surrounding gardens
- Complete new fencing installed within the last 12 months
- A short stroll to St Augustine's primary school
- 10-minute drive to Currumbin beachfront and 5-minute drive to The Pines Shopping Centre.

The outgoings: Rates: \$2227 annually Water: Approx. \$509 per quarter. This beautiful family home proves that high end design and a functional floor plan can go hand in hand. Secure yourself a mighty investment today and live like the locals do. Contact Dan and Essie for more further information. Inspections are highly encouraged. Positioned in a prime position, within a family friendly neighbourhood, the home is close to a range of schools, shops, cafes, public transportation, surf clubs and M1 access points. 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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.