

# 17 Currumbin Chase, Currumbin, Qld 4223

## Townhouse For Sale

Friday, 5 July 2024



17 Currumbin Chase, Currumbin, Qld 4223

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: Townhouse



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## Auction

Nestled discreetly in the heart of the tranquil Currumbin Ridge estate, discover this serene 3-bedroom, 2.5-bathroom sanctuary offering modern comfort just moments from the pristine waters of Currumbin Creek. As you step inside, expansive timber flooring guides you through the open-plan kitchen, living, and dining area. Large sliding doors seamlessly connect indoor and outdoor spaces, leading to a private balcony where you can relax and enjoy picturesque sunsets over Currumbin Valley. The entry level also features a powder room and a separate study/living space, ideal for home businesses or playrooms. Downstairs, three generously appointed bedrooms and two spacious bathrooms await. The guest bedrooms are adorned with ceiling fans, built-in robes, and plush carpets, while the main bedroom boasts a sizeable ensuite and ample cupboard space. Situated within the renowned Gold Coast World Surfing Reserve, this property offers easy access to some of the best surf breaks in the world, making it a perfect retreat for surfing or water sports enthusiasts. Outside, a shared pool, playground, and barbecue area beckon, perfect for lazy summer days and entertaining under the warm Australian sun. The owners are resolute in their decision to sell this property on or before auction day, 21st July. Do not miss this opportunity to secure your own hidden oasis!

**The Highlights:**

- 3 bedrooms + office, 2.5 bathrooms, 2-car garage
- Located in secure Currumbin Ridge Estate
- Expansive 225m<sup>2</sup> block
- Private balcony showcasing leafy outlooks over Currumbin Valley
- Community pool, playground, and BBQ within walking distance
- Bedrooms privately located downstairs
- Split system air-conditioning in the living room and main bedroom
- Ample storage space
- Expansive timber flooring upstairs
- Fresh plush carpets in bedrooms
- Gas cooktop and hot water system

**The Location:**

- 650m to Currumbin State School\*
- 1km to Currumbin Creek\*
- 1.1km to Currumbin RSL\*
- 1.7km to Palm Beach Currumbin State High School\*
- 1.9km to The Pines Shopping Centre\*
- 2km to Currumbin Wildlife Sanctuary\*
- 2.5km to Currumbin Beach\*\*

**Approx. Disclaimer:** 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. In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.