

**4/9 Border Drive, Currumbin Waters, QLD, 4223**



**Townhouse For Sale**

Tuesday, 3 September 2024

4/9 Border Drive, Currumbin Waters, QLD, 4223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Perfectly Positioned Low Maintenance Home

Step into contemporary living with this stylish low-maintenance duplex, offering a perfect blend of modern convenience and comfort. Ideal for busy professionals, downsizers, or investors, this home is designed to meet the demands of a modern lifestyle while providing a serene retreat.

Set over two levels, the bright and spacious interior presents an open plan living area opening to a covered alfresco area and private yard. Perfect for entertaining, the modern kitchen features a breakfast bar with stone benchtops and stainless-steel appliances including a dishwasher.

The upper level offers a retreat central to three bedrooms including the master with ensuite and walk in robe.

Peacefully positioned opposite beautiful parklands in a convenient location, a short drive to local schools, shopping centres, sporting facilities, Currumbin estuary and beaches, this low maintenance home offers a sophisticated and relaxed lifestyle.

### Property Features:

- Three bedrooms, all with split system air-conditioners
- Two bathrooms plus a powder room
- Master features ensuite and walk in robe
- Open plan living and dining area with split system air conditioning
- Bright and spacious interior with high ceilings throughout
- Modern kitchen features breakfast bar and stainless-steel appliances including dishwasher
- Upper-level retreat central to the bedrooms
- Covered, private alfresco area and secure yard with low maintenance artificial turf
- Remote double lock up garage and additional off street parking
- Great investment opportunity with a rental appraisal of \$950 - \$1000 per week

### Location Highlights:

- Directly opposite beautiful parklands with children's playground
- Catchment area for Palm Beach Currumbin High School and Currumbin Primary School
- Approx 10 minute drive to the Pines Shopping Centre, Currumbin Estuary, Currumbin Alley and Tugun beachfront

Contact Ben Doyle on 0410 665 215 to arrange an inspection.

Price Disclaimer: This property is being sold 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 only.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.