

**22/80 Duringan St, Currumbin, QLD, 4223**

**DJSTRINGER**

**Unit For Sale**

Monday, 23 September 2024

22/80 Duringan St, Currumbin, QLD, 4223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## GROUND LEVEL LIVING - by the banks of the Estuary

OPEN TO INSPECT TUESDAY 24TH SEPTEMBER 12:00 - 12:30PM, THURSDAY 26TH SEPTEMBER 4:30 - 5:00PM & SATURDAY 28TH SEPTEMBER 10:30 - 11:00AM

An outstanding opportunity to reside in this idyllic setting where you can stroll to local shopping & enjoy a healthy life alongside the gorgeous Currumbin Estuary, with the beach just up the road.

Home to just (3) residents only (one apartment per level) this secondary (3) level unit building, forming part of the Currumbin Riverview complex, is privately accessed from the rear, being Hooper Drive.

### KEY FEATURES:

- ☑ Spacious open plan air-conditioned living & dining
- ☑ Sociable kitchen w/ d/washer, two-pac cabinetry and ample cupboard & bench space
- ☑ Master bedroom w/ modern ensuite, built in robes & access to garden
- ☑ Two additional bedrooms w/ built in robes
- ☑ Main bathroom w/ separate bath & shower
- ☑ Easy care flooring & plantation shutters throughout
- ☑ Terrace style covered patio incorporating its own exclusive large, fenced garden w/ mature planting
- ☑ Tandem basement parking + large storage cage
- ☑ Pet friendly

### DETAILS:

Body Corporate - \$93.10 per week  
Rates - \$1,423.95 per half year  
Water - \$427.83 per quarter year  
Market Rent - in the vicinity of \$900 per week

### LOCATION:

Currumbin Riverview' is located within a few hundred metres to local shops, cafes and retail outlets, with major shopping at The Pines or Palm Beach CBD, within (5) minutes.

In addition, you can stroll over Throwers Bridge to the magnificent Palm Beach Aquatic Centre (soon to open after its \$87M upgrade) and the Palm Beach Currumbin AFL Club.

Travelling momentarily towards the seaway, Surfers will be in their element at The Alley' which offers ripping point breaks that funnel right through to Lacey's Lane at Palm Beach.

The Currumbin Estuary, just across the road, is renowned as the home for stand-up paddle boarders and the immediate region offers a smorgasbord of fitness options for any age.

The Gold Coast Airport & Southern Cross University are within (7) minutes just past the John Flynn Hospital.

A Bus stop is also right out the front!

### AGENT'S COMMENTS:

A terrific lifestyle apartment that would appeal to all ages and mobility, as there are no steps to contend with, from the street into the apartment. There are, however (2) small sets of stairs that lead to the basement only.

Your idyllic abode is bathed in morning sunshine & offers a decent level of privacy, with a heap of conveniences at your fingertips.

Given the offerings of this unique residence, in an area that is an overwhelming choice, we expect interest to be extremely strong.

**Disclaimer:**

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