

# 12 Headsail Court, Currumbin Waters, Qld 4223

Coastal

## House For Sale

Wednesday, 8 January 2025

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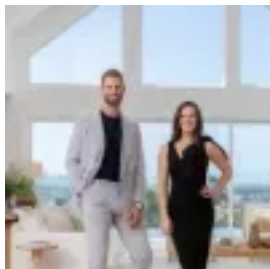
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 798 m2**

**Type: House**



Dan & Essie Moloney

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## Auction

Capitalise on a coveted location and lifestyle with this east-facing, single-level waterfront sanctuary. Nestled on a 798m<sup>2</sup> block with an impressive 35m creek frontage, it promises an ideal blend of potential and charm. Relax and enjoy cooling breezes that filter into the large living area, with a cosy fireplace for winter months. A dining area adjoins it before linking with a functional kitchen. Enhanced by 40mm stone benchtops, prep meals while keeping an eye on kids in the sun-soaked pool. The privately positioned master suite includes a built-in robe, ensuite, and deck access, while two additional bedrooms with built-in robes are serviced by a bathroom with a corner spa and separate toilet. Outdoors, lush lawns run the length of the property and wrap around to the rear, providing a place for kids to safely roam and play. Afterwards, they can cool off in the pool, while parents enjoy drinks in the gazebo or host guests on the alfresco patio. There is even a well-maintained pontoon and provisions for a boat ramp, or swap the still waters for the waves of Currumbin Alley, 4km away by car. Located in a family friendly and peaceful cul-de-sac, it's just a short stroll to stock up on supplies at Currumbin Fair, with parks and public transport within walking distance too. Esteemed public and private schools await within 3.5km or enjoy being just 4.5km from Palm Beach cafes and restaurants. You'll need to act fast to secure this waterfront gem. Unlock the lucrative opportunities it offers and arrange an inspection today!

**Property Overview:**

- East-facing, single level waterfront residence rich with potential and charm
- 798m<sup>2</sup> block, bordered by an impressive 35m creek frontage
- Kitchen features 40mm stone benchtops, adjoins a dining area
- Large living room captures cool breezes and includes a cosy fireplace
- Privately placed master suite with built-in robe, ensuite and deck access
- Two further bedrooms with built-in robes
- Main bathroom includes a corner spa plus separate toilet
- Covered, wraparound alfresco entertaining areas
- Sunny and secluded pool enhanced by tropical gardens and a gazebo
- Lush lawn areas run the length and rear of the home
- Well-maintained pontoon plus a provision for a boat ramp
- Extra-height double carport
- Daikin ducted air-conditioning and ceiling fans throughout
- 24 solar panels for energy efficiency
- Peaceful cul-de-sac, a short stroll from Currumbin Fair, parks and public transport
- 3km to St. Augustine's Primary and Currumbin State School, 3.5km to Palm Beach-Currumbin High (approx.)
- 4km from Currumbin Alley, 4.5km from Palm Beach cafes and restaurants

**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, inaccuracies or misstatements that may occur. Prospective purchasers 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.