

**43/92 Guineas Creek Rd, Currumbin Waters, QLD,  
4223**

base

## **Townhouse For Sale**

Thursday, 21 November 2024

43/92 Guineas Creek Rd, Currumbin Waters, QLD, 4223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Renovator's Dream on Currumbin Lagoon

Discover the perfect blend of comfort and convenience with this original townhouse nestled in the heart of Currumbin Waters.

Located in the well-known "Currumbin Lagoon" situated on the waterfront surrounded by luscious green flora and fauna complimented by water views from each level of this double storey townhouse. Within steps from your lounge room you can launch your paddleboard directly to Currumbin creek for hours of paddleboarding fun.

Those looking to renovate will appreciate this opportunity as there is endless potential to add value to this home.

### Property Features:

- [?] Double storey original townhouse
- [?] 3 spacious Bedrooms with ceiling fans
- [?] Master bedroom with undercover full-length balcony, creek views, walk in robe and spacious two-way bathroom
- [?] Large light filled living/dining area
- [?] Separate laundry with powder room downstairs
- [?] Fully fenced with grassed courtyard and patio
- [?] Direct access to creek
- Single car lock up garage with internal access into property
- Pet friendly complex
- Council Rates \$2,428 p/a approx
- Water Rates \$954 p/a approx
- Body Corporate \$137 p/w approx

Only minutes from iconic beaches, The Pines Shopping Centre, cafes, restaurants, Palm Beach Currumbin High School, Elanora Primary Schools and Gold Coast International Airport.

### COMPLEX AMENITIES:

- Security gate entry to resort – code access
- Direct access to Currumbin Creek perfect for fishing and paddleboarding
- Full-sized tennis court
- Two partially undercover pools
- Friendly onsite manager

### LOCATION:

- 8 minutes to Currumbin RSL
- 4-minute drive to The Pines Shopping Centre
- Close to great schools & daycares such as Currumbin State School, Palm Beach Currumbin State High School and Currumbin Pines Early Learning Centre
- 14-minute drive to Gold Coast International Airport
- 14-minute drive to John Flynn Hospital
- Easy access to M1 (1-hour drive north to Brisbane and 45-minute drive south to Bryon Bay)

For any further information please contact Paul on 0418 983 538 or Peita on 0413 318 954 at Base Property Group.

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.