

**3/16 Wade St, Tugun, QLD, 4224**



**Sold Unit**

Thursday, 12 December 2024

3/16 Wade St, Tugun, QLD, 4224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jo Elwin

0755344033

## **SOLD BY JO LYNCH & JO ELWIN**

Jo & Jo present this spacious Tugun beachside townhouse, enjoy the ocean breezes and sound of the surf! Beach lovers will enjoy being within 200 metres from Tugun's Flat Rock Beach and the sands of Currumbin.

Spread over 3 floors, drive in to your tandem garage and enjoy the direct access to your townhouse.

The middle floor is dedicated to living with an open-plan kitchen / living / dining space. This spacious level opens to the front balcony, perfect for entertaining or enjoying your morning coffee and taking in the sound of the surf. Plenty of natural light spills through the living room.

Heading upstairs, the master bedroom also enjoys that north-facing aspect and ocean connectivity. The second bedroom is equally as spacious and both bedrooms feature built in wardrobes.

This is coastal living at its best, in a boutique block of just 5 townhouses. Walk to Tugun Village for its restaurant scene, Tugun Market Co, or to browse the shops including The Fox's Pantry, Ember & Ash and more! You could also make Cornerstone Stores your local for Pilates, coffee and shopping.

What an epic location in the vibrant beachside strip of Tugun!

- Kitchen with electric oven, cooktop and rangehood, dishwasher, ample storage
- Living space with timber-look flooring
- North facing balcony
- Jack & Jill bathroom servicing both bedrooms with separate toilet
- 2nd powder room off living
- Secure tandem garage with internal access and automatic entry
- Laundry in garage
- Boutique block of 5 townhouses

Currently tenanted until 31st October, 2024

Current rental return is \$640 per week

Date of last rental increase - 3rd November, 2023

Gold Coast City Council Rates - approx. \$2,690 p/a

Body Corporate Fees - approx. \$79 per week

School Catchment:

- Palm Beach Currumbin High School (PBC)
- Currumbin State Primary School

Convenient to:

Tugun Flat Rock Beach - 200m

Kropp Park - 200m

Currumbin Vikings - 900m

Tugun Village - 350m

Cornerstone Stores - 500m

John Flynn Private Hospital - 3km

Palm Beach Pavilions (Coles) - 3km

Gold Coast International Airport - 4.5km

The Strand Coolangatta - 6.5km

The Jo & Jo Sales Team:

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

**Disclaimer:**

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.