



# FOR SALE

## FANTASTIC FAMILY HOME

This fantastic family home is located in the Palm Beach Currumbin School precinct. Boasting a large back yard with loads of room for a pool and a quiet street for the kids to play in. Only a short stroll to the local shops, sports fields and sports club, this is a must to inspect.

Some of the features include:

- 2 separate living areas
  - 3 bedrooms, main with ensuite
  - 2.5 KW Solar System
  - Air conditioning in Living and Master bedroom
  - Walk in Robe in Master
  - Double Lock up Garage, Auto with internal access
  - Local bus circulates estate
  - Fully fenced and secure
  - Only one owner
  - Ceiling fans throughout
  - Covered entertaining area
  - Just over 1km to local shops which includes IGA, Chemist, Newsagent and Cake Shop
  - 12 mins to Pines Elanora Shopping Centre which includes Coles and Woolworths
- Only minutes to Palm Beach Restaurant Precinct, Currumbin Creek, Currumbin Alley, Boat ramp, access to M1 and Airport.

This home would make a wonderful investment or a Great Family Home.

Contact Matthew Brown today for more information on 0402 885 780

3 BED | 2 BATH | 2 CAR

PRICE:  
\$649,000

OPEN FOR INSPECTION:  
N/A



**Matthew Brown**  
0402885780  
matthewbrown@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 40 Chippendale Crescent, Currumbin Waters

Total Approximate Covered Floor Area 181 sqm  
Total Land Area 610 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.