



**SOLD**

## MODERN BEACH VILLA IN THE HEART OF TUGUN

Investment Opportunity - Currently rented at \$460 a week

Beautifully presented and filled with natural light, This property is perfect to live in or a long term investment.

- Upstairs comprises three spacious bedrooms and two bathrooms.
- Downstairs showcases a superb open plan living area opening onto a lovely outdoor entertaining area, designer kitchen, powder room, internal laundry and lock up garage.
- Other features include gas cooking, air conditioning and quality fixtures and fittings throughout.
- End villa with only 1 neighbour
- BC is \$954 per quarter (approximately) and facilities include swimming pool, gym and steam room
- Water rates are \$271 per quarter (approximately)
- Council rates are \$842 half year (approximately)

Perfectly positioned on the Southern Gold Coast and close to hospitals, schools, shopping centres, Coolangatta airport and the beach.

Contact David Druce for your private inspection today

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$460,000

**OPEN FOR INSPECTION:**  
N/A



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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.