



# SOLD

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Just a short levelled 650m walk from this stylish spacious duplex to the beautiful white sandy beaches and the quaint Tugun village. From the time you enter the home you will be impressed with the design and the quality of fixtures and finishes. The design offers space with the open plan lounge and dining areas, opening to the undercover alfresco area, with the striking manicured gardens and sandstone paving as the backdrop to complete the picture. A very relaxed lifestyle awaits the new owner.

#### Features include:

The gourmet kitchen offers wide bench tops, an abundance of cupboard space, electrical appliances, and dishwasher with a view of the garden.  
Open plan living and dining areas, with striking timber flooring and plantation shutters adding to the elegance of the home.  
Entertain all year round in the private screened alfresco area or enjoy the beautiful winter sun in the sandstone paved yard.  
Separate laundry with toilet (downstairs)  
Internal access to the garage.

#### Upstairs

The upstairs design was featured around the privacy of the 4 bedrooms.  
The expansive air-conditioned master bedroom is complemented with walk in robe and large ensuite with double shower & large bathtub.  
There are another 3 bedrooms all with fans, ducted air conditioning and built-in wardrobes. The fourth bedroom is currently being used as a study / multipurpose room and is being converted to the 4th bedroom.  
Tastefully designed main bathroom.  
Wide hallway with plenty of cupboards.

#### Special Features:

Blackbutt timber floors throughout combined with new carpet in bedrooms.  
Ducted air conditioning & ceiling fans in every room.  
Double lock-up remote garage with 9ft ceilings, internal access, storage and built in shelving.  
Spacious all weather fully screened outdoor entertaining area.  
Sandstone paved private courtyard with 8ft high back fence.  
Plantation shutters.

## 4 BED | 2 BATH | 2 CAR

**PRICE:**  
\$780,000

**OPEN FOR INSPECTION:**  
N/A



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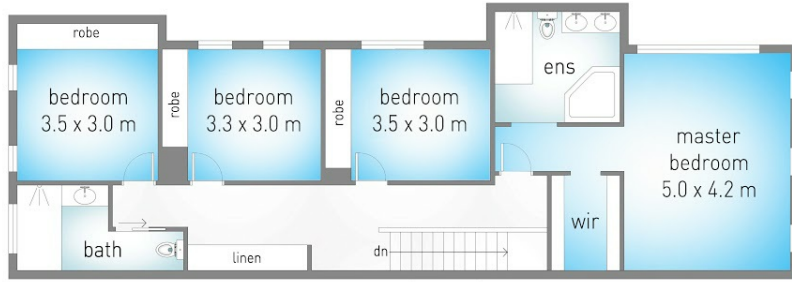
# 2/8 Koombalah Street, Tugun

4 2.5 2

internal: 212 m<sup>2</sup> | alfresco: 18 m<sup>2</sup> | total: 230 m<sup>2</sup>



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upper level



lower level



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

