65 KITCHENER STREET, TUGUN, QLD, 4224









SOLD

MODERN, COASTAL ABODE WITH DUAL LIVING POTENTIAL

A coastal oasis, this whitewashed abode has been thoughtfully updated throughout offering the ultimate in lifestyle and location. Elevated on the upper level, three generous bedrooms and two modern bathrooms offer comfort and style, while the open plan living, kitchen, and dining area exudes a soft ambiance with lofty ceilings and skylights. Charming French doors invite you to the alfresco balcony overlooking the glistening pool and lush tropical gardens below.

The lower level is a haven of versatility, offering dual living potential with a self-contained setup. A well-appointed kitchenette and renovated bathroom await complemented by an array of multi-purpose rooms currently used by the owner as two bedrooms, living, dining, lounge, and rumpus room. Whether accommodating guests or utilising as a separate residence (subject to council approval) this area offers both flexibility and convenience.

Outside, the poolside pavilion and astroturf entertaining area beckon for relaxation and outdoor gatherings, while a secure carport and secondary gate access provide ample storage options for vehicles.

This home is situated within an easy, flat walk to Tugun's pristine beaches, plus the Bowls Club, parks, cafes, and restaurants. With a thoughtful design and ultra convenient location, this property embodies true coastal living, promising comfort, and convenience for those seeking a beach side lifestyle.

Features:
- Open plan living, kitchen & dining
- High ceilings & skylights
- Norseman freestanding wood heater
- Modern kitchen; island bench, 40mm stone & 900mm oven + gas cooktop
- 3 generous bedrooms upstairs, two with BIR & one with study
- Renovated family bathroom
- Master bedroom; ensuite, bath & balcony access
- Limewashed timber floors upstairs
- Spacious EKODECK upper balcony
- Large salt-water pool with waterfall, sandstone surrounds

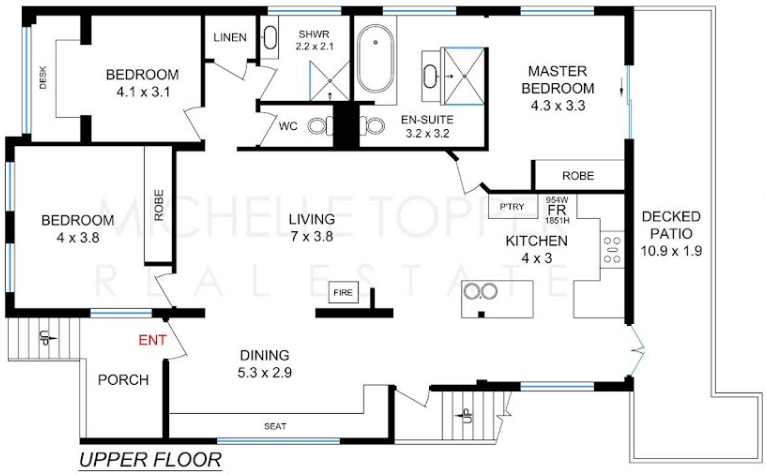
3 BED | 3 BATH | 2 CAR

PRICE:
$1,600,000

OPEN FOR INSPECTION:
N/A



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Gold Coast Floor Plans

0435 252505 Scale in Meters, Dimensions are accurate, Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

Land Size 506m²

Swimming Pool 7.3m x 4m

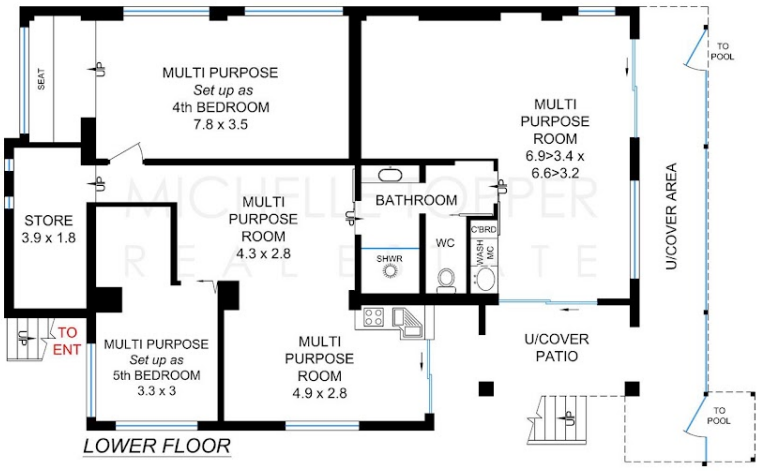
Int'l Upper floor area 132.2m²
Int'l Lower floor 126.1m²
Combined Int'l 258.3m² or 27.8sqs

U/Cover/Patio Areas 70.3m²
Pool Area 72.4m²
Car Port 39.7m²
Total Floor Area 440.7m² or 47.4sqs

Floor Plan 1 of 2

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MICHELLE TOPPER
REAL ESTATE



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.

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