

FOR SALE

COASTAL 2BR APARTMENT OASIS - CURRUMBIN LIFESTYLE

Step into coastal luxury at Unit 45, 40 Teemangum Street, where beachside living meets modern convenience in one of the Gold Coast's most coveted locations. This immaculately presented 2-bedroom, 2-bathroom apartment offers the perfect sanctuary for those seeking the ultimate seaside lifestyle in the heart of Currumbin.

Currumbin isn't just any coastal suburb – Your new home places you, just steps from the pristine sands of Currumbin Beach and the world-famous Currumbin Alley, a surfing paradise beloved by longboard enthusiasts. The property is located directly adjacent to the iconic Currumbin Wildlife Sanctuary and is a short stroll to local cafes, wholefood markets or the surf club. The natural beauty extends beyond the coastline, with the majestic Currumbin Rock Pools offering a tranquil swimming retreat in the upper reaches of Currumbin Creek.

This thoughtfully designed apartment features two comfortable bedrooms and two well-appointed bathrooms, ensuring plenty of space for relaxation and privacy. The Sanctuary Lakes Apartments offer a resort style saltwater pool, kids wading pool and sundeck. A outdoor heated large spa bath and under cover BBQ and picnic areas wrapped in tropical gardens, all within a secure residents only oasis. The open-plan living areas create a seamless flow perfect for both quiet evenings at home and entertaining friends. Large windows invite the coastal breeze inside, while the apartment's position on Teemangum Street places you perfectly between the beach and the convenience of local amenities.

Living here means being part of a vibrant community rich in natural wonders and cultural attractions. The world-renowned Currumbin Wildlife Sanctuary sits practically on your doorstep, offering endless opportunities to connect with native Australian wildlife. Each September, witness your neighbourhood transform during the spectacular Swell Sculpture Festival, where contemporary art installations line the Oceanway from Currumbin Creek to Elephant Rock, turning your daily beach walks into gallery experiences.

- Easy access to pristine Currumbin Beach and famous surfing spots
- Walking distance to Currumbin Wildlife Sanctuary
- Close to Currumbin Rock Pools for freshwater swimming
- Annual Swell Sculpture Festival right at your doorstep

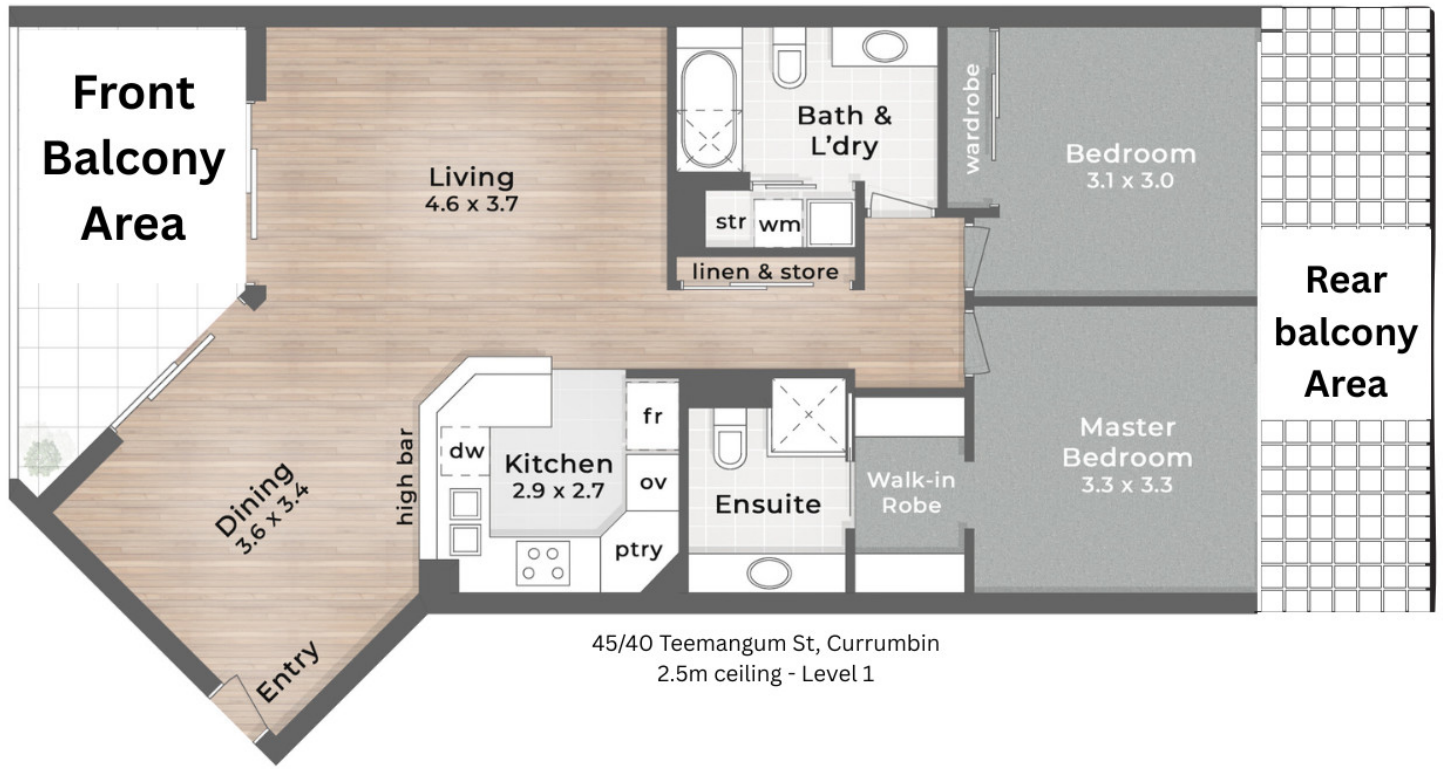
2 BED | 2 BATH | 1 CAR

PRICE:
\$1,100,000 +

OPEN FOR INSPECTION:
May 23 at 10:00am - 11:00am



Stephen Clynych
0432555308
stephen.clynch@atrealty.com.au
www.atrealty.com.au



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.