

Table of Contents

| Property Details

Property Details



35 Wattlebird Court, Currumbin Valley

SOLD BY AMANDA CEPERO

5  3  3  **\$1,555,000**

Air Conditioning

Close to Schools

Close to Shops

Close to Transport

Pool

Positioned perfectly at the end of the cul-de-sac this home offers the ultimate lifestyle. Backing onto nature reserve you receive complete privacy and enjoy the pleasures of living amongst nature yet still so close to everything. With uninterrupted views of the valley, you will live in complete luxury in this wonderful environment.

- ❖ Built in 2000. 5 bedrooms plus study, 3 bathrooms, 4 living areas, 3 Garages & 2 Driveways on a 7,118sqm block.
- ❖ The master bedroom is huge and takes full advantage of the amazing view with its large windows. You have your own private decking area, personal study area and modern ensuite all to yourself plus air conditioning.
- ❖ Perfect Northeast aspect
- ❖ High ceilings to maximize the views and beautiful Bamboo flooring throughout. Master bedroom has new carpet.
- ❖ Multiple balconies off all 3 living and lounge rooms. All have beautiful, treed views.
- ❖ Ducted air conditioning. 6kW Solar system.
- ❖ The layout offers potential for dual living (STCA). The downstairs area has a huge lounge and living area with kitchenette, bathroom and bedroom which could be easily converted to separate accommodation.
- ❖ Stunning views from every aspect of the house

◆ The entertaining area is fantastic and great for the family who loves to entertain. Its totally private and surrounded by nature and offers you space for everyone to enjoy. It has easy flow out to a flat, grass yard where the kids can play ball or wrestle with each other. The rest of us can relax and take in the view or enjoy a feast in the outdoor kitchen overlooking your 11m x 4.5m inground, saltwater pool. Its such a spectacular spot.

◆ Double garage with automatic door and an additional separate single garage downstairs with carpenter's bench.

◆ Heaps of storage options throughout the property. Inside and outside including suspended storage containers under the house.

◆ Established fruit trees - avocado tree, macadamia tree, mango trees, lime, olive, blood orange, navel orange, cavendish bananas, lady finger bananas, black sapote (chocolate fruit), lychee tree.

◆ This home is on town water PLUS 2 x large water tanks under the house.

◆ Council rates \$1040.98 for 6 months.

◆ Waters rates \$332.39 for 3 months.

It feels like a sanctuary away from the outside world, truly is the ultimate retreat and the lucky buyer will absolutely love living here.

With a multitude of Private & Public Primary & High Schools and a selection of 'The Pines', '19th Avenue' & 'Currumbin Fair' Shopping Centres only minutes from this home, being so close to amenities means you're also on town water.

The popular Eco Village Pasture & Co Cafe is just a short stroll, and the prize-winning Currumbin RSL is a 10-minute drive or call the courtesy bus! Only 10 minutes to our world-famous Currumbin Beach and 12 minutes to Burleigh Beach. Coolangatta Airport is a short 15-minute drive and access to the M1 to Brisbane or Byron is only 6kms.



Amanda Cepero

[0419 218 643](tel:0419218643)

Amanda@pinesrealty.com.au

