

61 Currimundi Rd, Currimundi, QLD 4551

Sold - 22/05/2024

House 5  2 



## Under Contract in 10 Days!

Ethan Forbes proudly presents 61 Currimundi Road to the market. Nestled in the heart of beachside Currimundi, this residence emerges as a beacon of opportunity, enticing both families seeking a serene abode and astute investors scouting for promising ventures. This dwelling unfolds across two levels, an architectural symphony of space and functionality that boasts five bedrooms and two versatile living areas, primed to cater to the needs of a large family or facilitate dual living arrangements.

**Open for Inspection**

By Appointment.

Ascending to the upper level reveals a realm of comfort and refinement. Three sizeable bedrooms boast ample space, while a fully equipped kitchen stands ready to inspire culinary adventures. An adjoining dining area invites family gatherings, seamlessly transitioning into a large living space adorned with natural light. Beyond lie two outdoor decks, each a sanctuary of its own - the first poised to oversee the shimmering expanse of the pool, while the second offers a vantage point to admire the bushland directly opposite.

The ground floor unveils its own possibilities, featuring two generously sized bedrooms and an open-plan dining and living room complete with a kitchenette. Here, the prospect of dual living or lucrative short-term rentals beckons, catering to the diverse needs of extended families or investors. Outdoor escapades are effortlessly facilitated by the inclusion of an inviting in-ground swimming pool and an adjacent entertainment area, promising year-round leisure and recreation.

Positioned within a leisurely stroll from the Currimundi Lake and the pet-friendly Ballinger Beach, this residence is the essence of an active coastal lifestyle. A mere heartbeat away from the vibrant pulse of Caloundra's CBD and local healthcare facilities, and surrounded by a plethora of amenities including pristine beaches, bustling retail precincts, schools, parks, and public transport links, every facet of daily life is seamlessly within reach.

### Key Features:

- Dual living capabilities perfect for large families or investors
- Split-system air conditioning units & ceiling fans throughout
- Front and back undercover decks for entertaining & leisure
- Ample off street parking, garden sheds & solar system on roof
- Easy-care fully fenced 546m<sup>2</sup> block located opposite recreation precinct facilities
- Huge in-ground pool, versatile backyard & established gardens
- Located close to parks, Currimundi Lake, beaches, schools and local shops

### Listed By

Paul O'Brien

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Floorplan



61 Currimundi Road, Currimundi

Artist Impression ONLY. Every attempt to has been made too ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA GROUP | elitemediasunshinecoast.com.au

Internal: 200 m  
External: 33 m<sup>2</sup>  
Total: 233 m<sup>2</sup>