

At a Glance...

20 Carstens Ct, Currumbin Waters, QLD 4223

Relevant Information as at October 2025: -

- Single level brick veneer & tiled roof house (**1995** build) with exposed brick exterior
 - Approximately 151m² of living area including covered alfresco area
 - Separate formal and casual living areas with open kitchen/dining living
 - Central kitchen with dishwasher (needs new appliances) overlooks covered alfresco entertaining area and positioned well to monitor pool if installed
 - 3 spacious bedrooms including separate master with WIR and ensuite
 - Single lock up garage with auto roller door, plus driveway space for 2 cars
 - 400m² allotment, fully fenced rear yard, room for pool facing NNE aspect
 - Available with **Vacant Possession, settlement from 21 days** or lease readily
 - **Rental estimate – \$900* to \$1000*/week** depending on condition, very high demand in this location (Palm Beach-Currumbin Senior School catchment)
 - **GCCC Rates – Approx \$2260*pa** (Owner occupied - invoiced 6 monthly)
 - **Water Rates – Approx \$1,400* pa** (approx. \$350/quarterly invoice, varies with usage)
 - **Building and Termite Inspection report?** – please contact agent
 - **Currumbin SPS (0-6) 1.6km***; **PBC SHS (7 – 12) 2.35km***; **Currumbin Special School 330m***
 - **St Augustin's – 1.57km***; **St Andrew's Lutheran 5.3km***
 - **Local IGA shopping centre – 1 minute***; Playing fields, Currumbin RSL, creekfront 2 mins*
 - **M1 Motorway 3 mins*** - North to Brisbane 80 mins*/South to GC Airport 6 mins*
 - Currumbin Pirate Park and protected swimming area 10 mins* Kirra/Coolangatta 7 mins*
 - Currumbin Vikings SLSC patrolled beach, Currumbin Alley surf point 10 mins*
 - The Pines shopping centre with all major retailers inc Coles, Woolies, Aldi 10mins
 - **Form 2 Seller's Disclosure Statement – Scan QR Code here >>>>>>>>**
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- **For Sale by Auction – ON SITE Sat 8th November @ 10.30am**
 - **Inspect: Wednesdays @ 4.00pm and Saturdays @ 10.00am**
 - **Offers welcome prior to auction.**



Please call **Dennis McDermott – 0418 900 886** dennis.mc@mcdermottresidential.com.au

or **Helen Hillier - 0412 127 851** helen.h@mcdermottresidential.com.au

to discuss or submit a Letter of Offer (see over).

*Disclaimer: Figures quoted are approximate. All information contained herein is gathered from sources we believe to be reliable, however McDermott Residential and its employees do not warrant and cannot guarantee its accuracy and accept no responsibility for errors and omissions. Interested parties are encouraged to rely on their own enquiries and research before making any decisions in relation to this property.

McDermott Residential - LETTER OF OFFER

BUYERS: Please complete all details and return to agent by email or SMS.

Property Address: __ 20 Carstens Ct, Currumbin Waters QLD 4223 __

FULL NAME/S of Buyer/s or Entity making purchase inc ABN/ACN if applicable (to be listed on ownership Title):

First Middle Last _____

First Middle Last _____

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

YOUR SOLICITOR'S DETAILS:

NAME: _____

CONTACT: _____

ADDRESS: _____

PHONE NUMBERS: _____

EMAIL: _____

CONTRACT SCHEDULE:

OUR OFFER: \$ _____

INITIAL DEPOSIT: \$ _____ payable 24hrs from ACCEPTANCE

BALANCE DEPOSIT: \$ _____ or 10% payable on UNCONDITIONAL or ____/____/____

FINANCE: _____ days from Contract Date OR __06__/_11__/_25__

BUILDING & PEST: _____ days from Contract Date OR __06__/_11__/_25__

SETTLEMENT: _____ days from Contract Date OR ____/____/____

INCLUSIONS: Dishwasher, garden shed _____

SPECIAL CONDITIONS: _____

The Buyer/s acknowledge that this document is non-binding and does not formalise an offer and acceptance.

McDermott Residential will prepare a formal REIQ / QLS approved Contract of Sale to be signed by both parties, once an offer is agreed and accepted in principle by the Seller.