

1/2 Mimosa Avenue, Bogangar, NSW 2488

Sold Duplex/Semi-detached

Friday, 22 December 2023

1/2 Mimosa Avenue, Bogangar, NSW 2488

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 407 m2

Type:

Duplex/Semi-detached



Shannon & Katie Kofoed

Contact agent

THE LIFESTYLEThe vibrant coastal town of Cabarita / Bogangar offers a laid-back beach lifestyle with splashes of city convenience. This well-balanced mix, means that after you're finished soaking up the incredibly pristine beaches, coves, headlands and reserve / bush walks, there is a trendy café / dining precinct, boutique shops and a Woolworths anchored shopping centre to meet your needs. Being offered to the market just in time for Summer, don't miss this opportunity to get a foot in the door of one of the regions most desirable real estate pockets.

THE LAYOUTOccupying a relatively small portion of an 813m² corner block, this north facing duplex is perched in the south-east corner, enjoying expansive lawn and garden vistas. Inside, the home is light and bright, as a pastel palette greets you in the open planned kitchen and living areas. In original condition, the well maintained kitchen is adorned with the features of times past, including vinyl floor, peach cabinetry and a blush benchtop which wraps the kitchen, overhanging for a breakfast bar. Freshly painted and carpeted throughout, there are two generously proportioned bedrooms with built in robes accessed via a hallways that runs through the centre of the home. To one side, you will find the family bathroom, with open shower, vanity and mirrored cabinet, along with a separate toilet, and laundry which provides access to both the single lock up garage and outside clothesline. Outside, established golden cane palms define each duplex providing privacy from each other and the street. The large wrap around lawn provides the perfect play area, overlooked by the kitchen, living and front patio areas, ensuring that summer nights can be spent outside, enjoying the beautiful tweed coast climate.

THE LOCATION Siting just 500m back from the sand and shopping strip, Mimosa Avenue is in one of the area most desirable, family friendly enclaves in the area. Just north of the town centre, most of the areas amenities are either a short walk or ride, allowing you to leave the car at home on weekends. If you're in the mood to explore, the tweed coast offers a variety of coves, beaches, walking trails and swimming holes all within a 15 minute drive, and the popular tourist destinations of Byron Bay and Coolangatta just a little further afield. A truly spectacular lifestyle awaits one very lucky buyer, so ensure you make an enquiry to avoid disappointment.