

# 1/25 Kiata Parade, Tweed Heads, NSW 2485

 buymyplace

## Sold House

Saturday, 23 December 2023

1/25 Kiata Parade, Tweed Heads, NSW 2485

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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1300289697

## Contact agent

Phone Enquiry ID: 225921 INSPECTION NSW TIME: 11.00am to 11.45am this Saturday The residence has been owned since new by the current owner and is truly immaculately maintained. You will, without a doubt, be very impressed when you inspect. If this is the type of property you're looking for, first to see will want to buy. You can basically move in, set and forget. Option to purchase furnishings, appliances, curtains & blinds, bedding and more. All you'll need are your personal items and groceries! All appliances are in excellent working order and condition. DETAILS: \* 1/25 Kiata is the main duplex with full frontage facing Kiata Parade \* Open-plan living design with lounge, dining, kitchen & small hallway flowing into each other \* Small outdoor area runs off the dining area. Practical outdoor furnishings suit the size with lovely decorations scattered around \* Split system airconditioning to the main living area \* Master bedroom and the third bedroom/office split system airconditioning \* Second bedroom has a ceiling fan \* Neat, tidy & well-equipped kitchen with plenty of bench space \* Good sized master bedroom which includes an ensuite and walk-in robe \* Main bathroom with bath, shower and toilet \* Bedroom two and three are ample sized with built-in robes \* Double garage with automatic door and internal access \* Laundry is a decent size with a sliding door leading to side access \* Wall mounted washing line and hot water system in side access leading to driveway \* Front garden is large. Lots of scope to redesign \* Solar was installed approximately 6 to 7 years ago Rates - \$602.70 per quarter year Water - Notice dated 17/11/2023 Strata Plan: \$101.08 for the quarter shared by each owner No Body Corp fees - just shared Insurance with unit (2). Renews 18th December. Premium \$2,213.50 equally shared by unit owners IMPORTANT: The land is not common property. Each unit owns their own individual land as per council plans. Council plans are in the contract. The only common property is one wall between the two units, fascia (eves), roof and guttering LOCATION: It is practically a straight run of less than 2kms to Kirra Beach. According to Google Maps, you can walk it in less than 30 minutes or drive in about 4 minutes depending on the time of day. No shortage of cafés and restaurants just minutes away. Major shops and supermarkets, again, just minutes away. Gold Coast Airport is less than 4kms away. About an 8 minute drive. Good choice of schools in the area and Southern Cross Uni is located near the airport.