

1/46 Warringa Drive, Bilambil Heights, NSW 2486

DJ STRINGER

Unit For Sale

Wednesday, 29 May 2024

1/46 Warringa Drive, Bilambil Heights, NSW 2486

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 860 m2

Type: Unit



Gail Bohringer
0438728175

Buyer Range \$595K - \$625K

OPEN TO INSPECT SATURDAY 8TH JUNE 11:00 - 11:30AM Spacious (2) bedroom duplex (just one of 2 only) set in a quiet elevated area with a lovely rural outlook. KEY FEATURES: • Spacious living area with easy care flooring • Undercover front porch, perfect for a morning coffee • Good size kitchen with lots of bench space • 2 good size bedrooms, ceiling fans and built-in robes • Modernised bathroom • Separate drying/BBQ deck (off the laundry) • Single lock-up garage with internal access • Easy care gardens DETAILS: Land size - 860m² (for the combined 2 units) Rates - \$708.00 per quarter year Water Rates - \$80.00 per quarter year Current Rent - \$470.00 per week (currently leased until 6/12/2024) No Body Corporate apart from shared insurance with the other duplex currently \$832.25 per unit per year LOCATION: Located in a quiet cul- d-sac in Bilambil Heights with a lovely rural outlook. 4 mins to Panorama Shopping complex offering a variety of local groceries and anchored by Spar Supermarket. 10 mins to the Tweed Mall & Tweed City for major shopping and within 20 minutes to Coolangatta CBD, GC International Airport and world class beaches. AGENT'S COMMENTS: This well-built abode is perfect for those wishing to downsize, starting their real estate journey or a terrific addition to any investment portfolio. The property will not last long at this price, so be quick to inspect. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. DJ Stringer Property Services Pty Ltd and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way limited & directed, to your legal representative, any local authorities, the Contract of Sale and in the event of a Unit, Strata Title or Community Title, refer to the Body Corporate, Community Management Statement & Disclosure Statement for any information on the property, Common Property & Exclusive use areas, that may directly or indirectly affect this property.