

# 11/5-7 Newberry Parade, Brunswick Heads, NSW



2483

**Sold Villa**

Thursday, 29 February 2024

11/5-7 Newberry Parade, Brunswick Heads, NSW 2483

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 125 m2**

**Type: Villa**



Todd Buckland  
0266851754



Gary Brazenor  
0266851754

**\$920,000**

OPENING BID \$860,000 ONLINE AUCTION CLOSES 5th of April at 3pm - if not sold prior This delightful single storey villa offers the perfect blend of comfort, convenience, and coastal lifestyle in a prime Brunswick Heads location. Solidly built in 1982 and with plenty of space, the villa offers 127m<sup>2</sup> of living under roof with a fully renovated bathroom, separate toilet and kitchen and three generous bedrooms. The north facing living area is bright and sunny and seamlessly flows onto a small courtyard, providing outdoor space to entertain and relax. You'll appreciate the benefits of the 1.5kW solar to reduce energy bills and two air conditioning units help stay cool in summer and warm in winter. Additionally, there's a single garage with internal access for off-street parking. Situated in a prime Brunswick Heads location, you're just a stroll to the river, cafes, restaurants, shops, the beach, monthly markets, 20 minutes to Byron Bay, and 30 minutes to the Gold Coast. Whether you're looking for a permanent residence, a holiday getaway, or an investment property, this villa ticks all the boxes. Don't miss out on this fantastic opportunity to embrace convenient, coastal living at its best. Contact Gary or Todd to arrange your inspection today!

Main Features:

- Single storey villa with 127m<sup>2</sup> of living built in 1982
- Brunswick Heads location - stroll to cafes, restaurants, shops, beach and river
- Three generous bedrooms and one modern bathroom, plus separate toilet
- Light and bright spacious living and kitchen
- North facing living area flowing onto private courtyard
- Two air conditioning units, 1.5 kW solar and a single garage
- Quality construction in a quiet complex of 12
- Fully insulated roof, including garage space
- NBN available at the property
- Strata rates \$4,538 per annum
- Council rates \$3,248 per annum

Property Code: 1295