

# 11 Ivory Crescent, Tweed Heads, NSW 2485



## Sold House

Thursday, 21 September 2023

11 Ivory Crescent, Tweed Heads, NSW 2485

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 651 m<sup>2</sup>

Type: House



Jasmine Carr  
0436488802

**\$1,530,000**

This is an extremely rare opportunity to acquire a Duplex Pair on separate titles situated on a prime 651m<sup>2</sup> block. Just a stones throw away from major amenities and the picturesque Tweed River waterfront, this opportunity has outstanding development appeal, zoned R3 Medium Density Residential with a 22m height limit (potential for 6 levels). This highly desirable duplex pair is located in the tightly held centre of Tweed Heads known as Greenbank Island – arguably the most popular section of Tweed Heads. One only has to look at the booming demand and sale prices being achieved for boutique apartments in this area to see you will be securing a prosperous future with grand development appeal. This opportunity won't last long so whether you're looking to develop or land bank, now is the time to make your move! Key Features - Total Block Size 651m<sup>2</sup> - Zoned R3 / Medium Density Residential - 22m height limit (potential for 6 levels) - Duplex Pair on separate titles - Shared water meter - Shared building insurance Duplex 1 - Lot 1/SP16634 (rear position) - 2 generous bedrooms with BIW, 1 bathroom, single car lock up garage - Large open plan living/dining room - Fully renovated kitchen with plenty of bench space and gas cooking - Currently tenanted until 13/05/2024 for \$540 p.w. - Rates Approx \$2835.60 Duplex 2 - Lot 2/SP16634 (front position) - 1 generous bedroom with a BIW, 1 bathroom, single car lock up garage - Currently tenanted until 04/04/2024 for \$460 p.w. - Rates Approx \$2835.60 Location - Less than a 5 minute flat walk to Tweed Centro Shopping Mall (which is potentially being developed), Tweed Heads Bowls Club, Twin Towns Services Club and the stunning Tweed River waterfront. - Coolangatta CBD and world renowned beaches such as Duranbah, Snapper, Greenmount and Kirra are all less than a 5 minute drive, or 10 minute bike ride. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.