

13 Maple Avenue, Bogangar, NSW 2488

ANGELL
REAL ESTATE

House For Sale

Friday, 1 December 2023

13 Maple Avenue, Bogangar, NSW 2488

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 626 m2

Type: House



Nolan Angell
0419659176

\$1,300,000 - \$1,399,000

The peaceful cross streets between Poinciana Avenue and Oleander Avenue have become tightly held and highly desirable among buyers in Cabarita Beach/Bogangar. Maple Avenue is situated within easy walking distance to Cabarita Beach headland and the village shops and is a quiet, leafy, family friendly street which enjoys very low traffic. There is an abundance of potential on offer here with 3 bedrooms, 2 bathrooms and a separate teenagers retreat/ rumpus area/ home office/ workshop area with dual living potential (STCA) Plenty of space for the family, featuring a private rear yard and a large entertaining area designed to enjoy the Cabarita Beach lifestyle. Take a short stroll to the famed surfing beaches surrounding the headland. For dog lovers, the Southside off-leash dog walking beach is within easy reach. FEATURES- Separate teenagers retreat/workspace/ rumpus area with dual living potential (STCA)- Private, fully fenced pet friendly rear Yard- Lock up garage/Storage area/workshop/ laundry- Extra off street parking space- Reverse cycle Air-conditioning in main living area - Ceiling fans throughout - Rear yard Patio BBQ/entertaining area with FOR THE INVESTOR- Current rental appraisal \$780-\$830 per week- Solid bones to refurbish or build your dream home.- Quiet, low traffic, family friendly street.- Close to the Tweed Valley Hospital (opening 14th May 2024)- Dual living potential (STCA) Cabarita Beach is a thriving coastal community, with exciting village shops, restaurants, cafes, and bars. This property is situated within walking distance to. - Bogangar Public school- Pippies Day Care- The village shops including, Halcyon house, The Burrow, Woolworths, Thai Infa, Doctors Surgery, dentist, bakeries and more.- 10-minute drive to the New Tweed Hospital (Opening 14th May 2024)- 22-minute drive to the Gold Coast International Airport Take advantage of this opportunity to secure your entry into this sought after street. All inspections are in NSW daylight saving time. For more information or to organise your private viewing Contact Nolan Angell 0419 659 176