

19/1 Carramar Drive, Tweed Heads West, NSW 2485

base

Sold Retirement Living

Saturday, 18 November 2023

19/1 Carramar Drive, Tweed Heads West, NSW 2485

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Retirement Living



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\$645,000

Looking for a superior alternative to your average suburban townhouse? Peace and quiet away from the hustle and bustle associated with ordinary complex living? Well, you've come to the right place. Set in a serene environment, this tightly held boutique community takes the word "serenity" to a whole new level. Set in tranquil leafy surrounds in a quiet cul-de-sac, here is affordable, over 55's strata title living with a difference. Terranora Valley Village offers a unique lifestyle alternative to your average villa complex. This tightly held residential enclave is well away from the hustle and bustle, and yet, just 8 minutes to the M3 motorway. This townhouse is arguably the most outstanding in the area. The front patio ushers you into the air-conditioned and light filled, open plan living space. Large contemporary floor tiles and feature double brick walls, contrast nicely with warm timber bay window, beams, and doors. This area features lots of natural light and a warm homely ambience. The large versatile floor space allows for several options when it comes to furniture configuration. The brilliantly designed kitchen is contemporary and stylish with stone benchtops, ceramic cooktop, fan-forced Pyroclean oven and heaps of cupboard and shelf space. The glass splashback adds a modern touch and is easy to clean. Also featured are soft close drawers and a walk-in pantry with space for a fridge. A standard pantry cupboard is also provided for additional storage needs. Air-conditioned and oversize, the bedroom on this floor is currently being used as a large work-from-home office space. Doubling as a bedroom, this room features a high-quality, space-saving "Murphy" fold-down bed that can be used at any time. Inconspicuous and stylish, this means versatility and functionality. Alternatively, this space can be restored back to a wardrobe for added storage. Sleek, stylish, and functional, the master bathroom includes floor-to-ceiling tiles and unique glass slider entry. The walk-in shower features dual shower heads, recessed shower niches and external exhaust fan to ensure a fresh and moisture free bathroom. A fashionable wall mounted glass top vanity completes this contemporary package. There is also a discreet, enclosed laundry space for convenience. Opening out from the living area, the sizeable private merbau timber deck, is a great place for meals and relaxation. Fluid indoor/outdoor living at its finest. Surrounded by lush foliage and birdsong, this makes for a truly tranquil and private haven. One side of the deck is covered, serving as an extension of the living area. It features an insulated roof, a heat bar, and a ceiling fan for added comfort. A wind down awning adds extra shade when needed. The other side of the deck is open to the warm sun and access to the clothesline. There are substantial brick walls at either end and no thoroughfare between you and the lush backdrop. The deck also provides gated access to a private pathway that leads to the lock-up garage with workshop. The entire upper floor of the home is dedicated to a unique air-conditioned retreat with ensuite. It is really a large living space with rural views and an airy feel. A full-width walk-in wardrobe and an additional storage cupboard provides a place for everything. The overall feel here is one of sleek contemporary style and homely ambience. A peaceful and private home with a sense of security. Other important features include:

- Solar power 3.6kW with 14 panels
- Situated at the end of a row. One double brick common wall only.
- Front awnings (Brand new. Pull down and wind down. Block/out UV protection)
- No entry or exit fees.
- Pet Friendly (upon application and acceptance).
- High Ceilings. Integrated water filter.
- Bedroom: Full width external roll-down steel shutters (block-out).
- New hot-water system

Where to from here: 5min drive to New Spar Supermarket, Bakery, Butcher, Coffee and Bottle Shop and local "Seagulls" club 8 Minutes to M3 Freeway 10min drive to local shopping centre 11min drive to Tweed Heads/Coolangatta and first-class beaches and facilities 12min drive to Gold Coast International Airport Regular Public Bus Transport comes through the village daily. Rates: \$2,450 per annum (approx.) Standard Body Corporate: approx. \$916 quarterly (includes water usage, building insurance, external maintenance, upkeep of grounds and gardens). Contact Steve Riding 0438 365 457 for more information on this property. (Please note, Open Inspections are NSW time) Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.