

# 2/1 Jacaranda Avenue, Tweed Heads West, NSW 2485



## Duplex/Semi-detached For Sale

Friday, 29 March 2024

2/1 Jacaranda Avenue, Tweed Heads West, NSW 2485

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 751 m2

Type:

Duplex/Semi-detached



Peter Walmsley  
0412763000



Kristy Thatcher  
0434398954

## Expressions of Interest

Bring your kayak and boat as this neat as a pin abode sits directly across from Terranora Creek and is simply a stone's throw away from Lakes Drive Boat Ramp. Sure to attract a multitude of buyers! This low maintenance, single storey home is private and perfectly suited to young professionals or those looking to downsize. Offering two large bedrooms, spacious lounge, separate dining and kitchen as well as a single lock up garage with additional room for the caravan or boat, you've found a home that has it all, including good neighbours too! This is a great opportunity and should be a serious consideration for any first home buyer who would save approximately \$27,000 on the NSW stamp duty redemption scheme. Freshly painted one can move straight in and start enjoying the good life. A short flat walk will see you unwind at Club Seagulls with great dining and entertainment on offer, whilst PKG Seafood is a mere 10 minute walk away. Don't wait, in today's market if you blink you'll miss it! We look forward to meeting you at the first open home. For more information please contact Peter Walmsley on 0412 763 000.

**Property Features:-** Rear duplex (only common wall is the garage)- Single car garage has internal access to the home. Also room for a second car, caravan or boat- Quaint porch and sliding door entry- Spacious lounge on entry with reverse cycle air conditioning and ceiling fan- Two large bedrooms, both with built in wardrobes and ceiling fans- Renovated bathroom with large shower (great access)- Toilet separate for convenience- Updated kitchen with large gas cook top- Adequate room to extend with a deck- Laundry at the rear of the garage - Incredible position across from the River Front - Freshly painted throughout

**Location:-** 10 minute drive to Kirra & Coolangatta Beach- Short walk to Seagulls Club and Panorama Plaza with the convenient SPAR local family grocer and more- 10 minute walk to doctors, chemist & PKG Seafood- 10 minute drive to the Gold Coast International Airport - 5 minute drive to the M1 (north and south bound)

**Rates:** \$602.70 per quarter approx. **Strata (Insurance)** \$ 1785 **Rental** Appraisal: \$580 - \$640 per week

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