

**2/2 Ivory Crescent, Tweed Heads, NSW 2485**

**DJSTRINGER**

**Unit For Sale**

Saturday, 4 May 2024

2/2 Ivory Crescent, Tweed Heads, NSW 2485

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Stringer  
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## Buyer Guide \$1,100,000

Outstanding opportunity to immerse yourself into a convenient way of living with this 18mth old coastal inspired apartment, directly opposite the Tweed River and surrounded by a myriad of lifestyle options & amenities that Greenbank has to offer. Your first level apartment (with full lift access) is just one of (14) only and commands a lovely, framed Tweed River view. KEY FEATURES:- Boutique complex of just (14) apartments over (5) levels - Generous balcony with views of the Tweed River- Light filled open plan living w/ quality timber flooring- Stylish kitchen with stone benchtops & BOSCH appliances- Master Bedroom w/ ensuite & plush carpeting- Multi-Purpose room w/ timber flooring & robe (can be utilised as second bedroom or guest room)- Main Bathroom w/ floor to ceiling tiles- European style laundry w/dryer- Electric instantaneous hot water- Reverse cycled ducted air-conditioning w/ separate room controls- Ground level secure parking for (1) vehicle plus over the bonnet storage locker- Communal roof top BBQ area - Individually metered water usage- Secure building with lift access from basement to all levels & intercom- Pet friendly (with Body Corporate approval) DETAILS: Floor plan - 97m<sup>2</sup> internal area + 15m<sup>2</sup> terrace style balcony Body Corporate - approx. \$65 per week Rates - approx. \$600 per quarter year Market Rent - in the vicinity of \$700 per week LOCATION: Super convenient position, a moments' walk to the Tweed Mall, Tweed Hospital & Bowls Club, with Twin Towns being close enough to stroll over to enjoy dinner before your favourite show - Coolangatta / Tweed Golf Club and Tweed City for additional major shopping, is just a few minutes South. Closer to home, you can meander along the gorgeous Tweed River foreshore, equipped with exercise stations and then bath on golden sands, before taking a refreshing dip in the crystal blue waters. Coolangatta CBD is within walking distance thus providing more shopping and a smorgasbord of dining options that awaits your order. For surfers and beach lovers, you will be in your element with world class breaks such as D-Bah, Snapper, Greenmount & Kirra, all within (5) minutes from your front door. The Gold Coast International Airport & Southern Cross Uni are within (6) minutes. AGENT'S COMMENTS: A beautiful light filled 'as new' residence surrounded by a myriad of major amenities, lifestyle options & sporting facilities. This is a wonderful opportunity not to be missed and would suit any age or mobility. • Please note the sellers would prefer a longer settlement or rent back option until around September 2024 to coincide with their relocation. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. DJ Stringer Property Services Pty Ltd and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way limited & directed, to your legal representative, any local authorities, the Contract of Sale and in the event of a Unit, Strata Title or Community Title, refer to the Body Corporate, Community Management Statement & Disclosure Statement for any information on the property, Common Property & Exclusive use areas, that may directly or indirectly affect this property.