

# 2/22 Hastings Road, Bogangar, NSW 2488

LS

## Unit For Sale

Friday, 17 May 2024

2/22 Hastings Road, Bogangar, NSW 2488

**Bedrooms: 3**

**Bathrooms: 2**

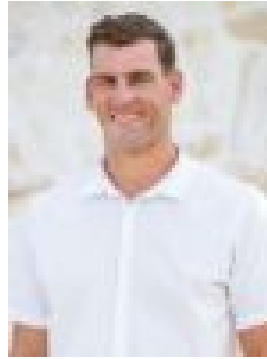
**Parkings: 2**

**Area: 226 m2**

**Type: Unit**



Brent Savage  
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## AUCTION

This property will be sold via Auction, on-site Sunday the 16th of June at 10:45am. Nestled on the corner of Towners Avenue and Hastings Road, just a stone's throw from Cabarita's stunning headland and a leisurely stroll to the vibrant shopping village, this location offers an unparalleled lifestyle. The property is a dream come true for those seeking a low-maintenance escape with the space and feel of a freestanding home. Imagine morning walks along the shimmering shoreline, grabbing a takeaway bite, and unwinding in your spacious townhome. One of only three, this residence is architecturally designed and masterfully built by renowned local builder Steve Kerr. Freshly painted inside and out, and boasting a new roof, the home-built in 2006-presents immaculately. Its timeless finishes and modern touches ensure it has aged gracefully. The floor plan spans three levels, featuring a double lock-up garage with rear roller door access for a small boat or trailer, a laundry, and a secure courtyard with enough grass for a small pet and ample space to store beach toys. The main floor offers large open-plan living with high ceilings, connecting to front and rear balconies, and includes a powder room. Upstairs, you'll find three generous bedrooms, two with private balconies. The master suite boasts a walk-in robe and a serene tree-like feel, with dappled light filtering through the native eucalypts. Cabarita Beach is more than a location; it's an investment in the good life. With its burgeoning café scene, vibrant restaurant life, and charming boutique shops, it's no wonder this coastal haven is so desirable. Plus, with surrounding infrastructure boosting growth potential, your investment is secure for the future. Seize the opportunity to make 'Caba Tree House' your coastal sanctuary. Live, love, and lounge in luxury by the sea. Your ultimate lock-up-and-go lifestyle awaits! Contact Brent or Ethan for more information or to schedule a private inspection today! Join us Sunday 16th June 10:45am for the on-site auction- This property WILL be sold. Features:- Large townhouse situated in prime location- Offering 3 large bedrooms, 2 bathrooms + additional powder room- Double lockup garage with rear roller door for boat/beach toy storage- Rear yard perfect for storage or pets- Separate laundry with external access- Electric hot water- Gas cooktop- Recently professionally painted internally + externally- New carpet, blinds and down-lights- External roof replaced 2020 Financials (approx.)- Council rates: \$2,950 PA - Body Corp \$10,000 PA- Rental estimate: \$950 - \$1,000 per week Location:- 350m to Cabarita Beach- 400m to Woolworths and shopping village- 6km to M1 Motorway- 9km to new Tweed Valley Hospital- 22km to Gold Coast International Airport- 50km to Byron Bay DISCLAIMER: We have used our best endeavours in preparing this information to ensure that the information contained therein is true and accurate. We accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to satisfy themselves and verify the information contained herein.