

# 2/9 Poinciana Avenue, Bogangar, NSW 2488

LS

## Unit For Sale

Thursday, 13 June 2024

2/9 Poinciana Avenue, Bogangar, NSW 2488

**Bedrooms: 3**

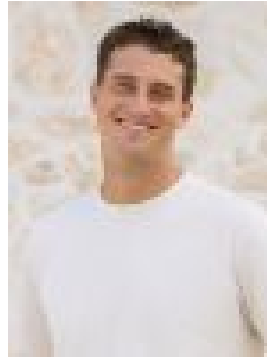
**Bathrooms: 1**

**Area: 115 m2**

**Type: Unit**



Ethan Price  
0431073724



Brent Savage  
0477122559

## Guide: \$1M - \$1.1M

Nestled on the ever-charming Poinciana Avenue, just a stone's throw from the heart of Cabarita Beach, this light-filled, renovated duplex is ready to welcome a new homeowner into its embrace. From the moment you arrive, you'll notice the property's appealing exterior, with both the front and rear duplexes updated to enhance their charm. As you make your way to the rear, you're welcomed by lush gardens and thoughtful details that set a warm tone for what lies beyond. Inside, the open-plan kitchen, living, and dining area is bright and airy, benefiting from the northeast-facing aspect that lets in natural light and coastal breezes. This area flows seamlessly to an alfresco dining space and a green yard, perfect for relaxed gatherings with family and friends. The home offers three bedrooms with built-in robes, one of which was converted from the original single garage (please note, this conversion is not council certified). The centrally located, beautifully renovated bathroom features a luxurious freestanding bath, shower and a separate toilet, providing a spa-like retreat within the comfort of your home. The laundry area doubles as a multifunctional space, perfect for use as a home office or study, with convenient external access. To the side of the property, you'll find a low-maintenance area with stones and paving, housing a clothesline and a garden shed, ensuring practicality meets aesthetics. Positioned just streets away from Cabarita Beach, this centrally located duplex offers unparalleled access to the beach, shops, and local schools—all within a leisurely stroll. Seize this rare opportunity to own a slice of paradise and immerse yourself in the quintessential beauty of beachside living. Contact Ethan or Brent today to make this coastal haven yours.

**Features:-**  
Renovated rear duplex with modern charm- Open-plan kitchen, living, and dining space filled with natural light- Two bedrooms with built-in robes plus a third room from the garage conversion (not yet council certified)- Multifunctional laundry space, perfect as a home office or study- Private alfresco dining area and spacious grassy yard- Stylishly renovated kitchen and bathroom with freestanding bath- Ceiling fans in living areas and bedrooms for comfort- Split system AC in the living area- Low-maintenance garden with a shed for extra storage

**Location:-** 750m to Norries Headland- 900m to shopping precinct (Woolworths, cafes, restaurants, shops)- 10km to new Tweed Valley Hospital - 23km to Gold Coast 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.