

# 21 Lalina Avenue, Tweed Heads West, NSW 2485



## House For Sale

Thursday, 16 May 2024

21 Lalina Avenue, Tweed Heads West, NSW 2485

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 156 m2**

**Type: House**



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## Expressions of Interest

21 Lalina Ave presents as a perfect balance of space, elevation, and appeal, this elevated split-level residence positioned on the high side of the street is thoughtfully designed to embrace the area outlook and fresh breezes flowing up through the valley. Featuring high-raked ceilings and the warmth of solid timber flooring, the open-plan living area spills out onto the balcony inviting an abundance of natural light into the home. Constructed of brick, tile, and hardwood timber this property has strong foundations as your building block to unlock future potential. Ideally, this property will suit a diverse buying group as it presents as a perfect entry-level home, or, with high yields in the area a perfect investment to add to your portfolio. Some of the features include: PROPERTY FEATURES INCLUDE:-two-story split-level home with area outlook-high raked ceiling in the main living area opens out onto the front balcony-cypress pine timber floors throughout-4 bedrooms, with one set up as a separate downstairs studio-spacious kitchen finished in Granite bench tops and walk-in pantry-walls are insulated to ensure extra comfort-modern bathroom with bath and shower-separate laundry opens onto back courtyard-spacious double lock-up garage OUTSIDE:-private alfresco dining courtyard or front balcony entertaining with valley views-easy walking via a well-constructed ramp up to the gazebo with firepit and garden shed-established gardens with a blend of native and rainforest inspired plants-separate side-access to the back yard from the front-fully fenced for the security of your kids and pets-front yard has an expansive area with untapped potential VITALS:-built 1983-building size 156sqm-land size 607sqm-council rates approx. \$2840 per annum-forecast rental return approx. \$890 to \$910 per week-fans in bedrooms and living LOCATION:-600m to Panorama Plaza Shopping Village with Spar Supermarket & specialty shops-1.1km to Seagulls Club, Gym, River, and walking tracks-6.5km to Gold Coast International Airport and Southern Cross University-6.6km to Tweed City Shopping Centre-45 min south to Byron Bay-72 mins north to Brisbane-short walk to local bus stop PRIVATE INSPECTIONS ONLY OR CONTACT THE AGENT FOR A PRIVATE VIEWING 07 5599 1905 Disclaimer: All information contained herein is gathered from sources we believe to be reliable. Local Realty Sales & Rentals 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 enquires 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:-----