

**50/6 Gray Street, Tweed Heads West, NSW 2485**

**DJSTRINGER**

**Unit For Sale**

Friday, 19 April 2024

50/6 Gray Street, Tweed Heads West, NSW 2485

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Stringer  
0755995222

**\$495,000**

Enter into this neat and tidy ground floor 2-bedroom unit, nestled within the Alice Palms', which is close to all local conveniences. With resort-style facilities at your fingertips and the added convenience of a single lock-up garage, this residence seamlessly combines comfort with practicality. KEY FEATURES: - Open plan tiled living- Spacious kitchen w/ dishwasher and ample storage space- Master bedroom complete with built-in robe and access to Juliette balcony- Second bedroom w/ built-in robe- 2 way bathroom w/bath and separate shower- Internal laundry- Ceiling Fans- Generous secure lock-up garage for vehicle parking & storage needs.- Resort facilities include inground Swimming Pool, Balinese-inspired BBQ Gazebos and Tennis Court.- Onsite Management- Pet Friendly complex (with standard B/C consent) DETAILS: Rates - \$692.06 per quarter yearBody Corporate - \$94.79 per weekCurrent Rent - \$480 per week (mature tenant been in residency for over 7 years, on lease until 14/03/2025) LOCATION: Located on Gray Street, 'Alice Palms' provides residents with access to resort-style facilities and a variety of nearby amenities and services. Its convenient location offers close proximity to the M1, enhancing connectivity and ease of travel for residents. Major shopping can be found at the Tweed or Coolangatta within (7) minutes from home, as too the fabulous Gold Coast beaches. The Southern Cross University and Gold Coast International Airport are also within (7) minutes or around \$10 in an Uber. AGENT'S COMMENTS: This well-appointed residence presents an exceptional addition to any investment portfolio with an existing tenant already in place.If you are on the hunt for a secure rate of return, then this is it.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.