

63/34 Monarch Drive, Kingscliff, NSW 2487



Sold Retirement Living

Wednesday, 17 January 2024

63/34 Monarch Drive, Kingscliff, NSW 2487

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Greg Giles

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Contact agent

This home has it all, having been fully refurbished within the last 3 years, including beautiful timber flooring and roller blinds throughout. The home provides a modern kitchen with ample bench space and cupboards for storage, including a good size pantry. The large open living space is provided with air-conditioning and fans. There are two good size bedrooms, each containing built in wardrobes and ceiling fans. One bedroom has easy sliding door access to the covered and paved rear patio area which provides a great place for yourself and your pet to relax. Yes, that's right, your small cat or dog are permitted to share your new home, subject to written consent from park management and an appropriate enclosure is already in place. The gleaming bathroom has a large vanity together with a separate toilet and shower, which is always handy. The laundry and storage are located at the rear of the large carport. Noble Lakeside Park is highly regarded given the vast array of facilities provided including swimming pools, the fully licensed Lakeside Clubhouse, bowling green, tennis court, resident's workshop, Sports Club and the potential to store your caravan on site. This is all set amongst fully landscaped surrounds including a large lake which attracts a wide variety of water birds. All of this is available to you and yet you are only approx 2.4 kms to all that Kingscliff has to offer while it is only about 17 kms to Coolangatta Airport for your next getaway. The new state of the art Tweed Valley Hospital, due for completion in late 2023, will be only 2kms away. Other points to note:-

- Site Fees of \$231/wk.
- Centrelink Subsidy may apply depending upon your circumstances.
- No Stamp Duty on purchase.
- No exit fees - you retain any potential capital gains.
- Your lease is continual and security of tenure is fully protected under the Residential Parks Act 1998 & Regulations 1999.
- Not impacted by early 2022 flood events.

This home is priced to sell as the owner has purchased elsewhere so don't delay in contacting Greg Giles on (02) 6672 1007 / 0437 960 to arrange an inspection