

**89 Tweed Coast Road, Bogangar, NSW 2488**

**Block Of Units For Sale**

Friday, 19 April 2024

89 Tweed Coast Road, Bogangar, NSW 2488

**Bedrooms: 6**

**Bathrooms: 3**

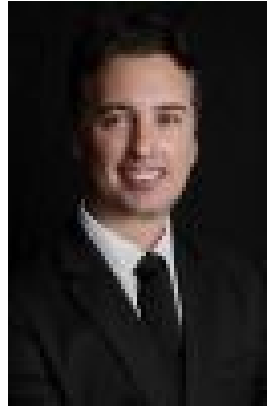
**Parkings: 3**

**Area: 655 m2**

**Type: Block Of Units**



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## Auction Guide \$3,300,000

Commanding one of the most impressive beachside positions on the entire Tweed Coast, this premium investment or development opportunity lies just across the road from the spectacular Cabarita Beach Headland. From here, it's a scenic stroll to the beautiful natural wonders of Norries Cove or Cabarita Beach, while the vibrant cafes, shops and restaurants of Caba's main street are just a 5 minute walk away. In a rarely offered cul-de-sac, the property comprises 3 strata apartments across a 655m<sup>2</sup> parcel with medium density zoning. Claiming a prestige position in one of the north coast's most sought-after high growth areas, this is a once-in-a-generation opportunity for investors or developers. It is a premium blue chip investment as it stands, which has proven strong growth and consistent yield. Bathed in sunlight and enjoying gentle ocean breezes from the prized northerly aspect, the complex features three coastal-style two bedroom apartments, each generating healthy rental income. Unit one reveals a spacious open-plan living and dining area flowing out to the covered porch, the perfect place to unwind after a day at the beach. Offering two bedrooms with built-ins, a central kitchen and bathroom, it's the ideal expression of relaxed beachside living. Unit two impresses with a covered deck, soaring high-raked ceilings and two good sized bedrooms. In addition it rents with a private outdoor shower fully fenced yard and ample storage for surfboards jet ski's and the alike. The well-appointed unit three features a fabulous alfresco terrace, lovely modern bathroom and a charming loft in addition to the 2 bedrooms. It is rented with a separate fully fenced pet friendly backyard. There's parking for 6 vehicles plus extra driveway parking. Developers will immediately recognise the golden opportunity to capitalise on this extraordinary beachside block. With medium density zoning, there's scope to completely renovate or clear the land to create a brand new coastal oasis in one of the area's most scenic locales STCA. A haven for holiday makers, Cabarita rests just 10 minutes to the state of the art Tweed Valley Hospital, 22 minutes to the Gold Coast International Airport or 37 minutes to iconic Byron Bay. Blessed with astonishing natural beauty and a choice of pristine beaches, famed surfing breaks and excellent dining options from downtown Cabarita to nearby Casuarina or Kingscliff, it's the jewel of the far north coast. - Each apartment offers two bedrooms and open-plan living areas- Private gardens, parking for 6 vehicles plus storage areas- Medium Density zoning offers extraordinary scope to redevelop STCA- Stroll to Norries Cove or Cabarita Beach and watch the annual whale migration- Wander into town for drinks at Halcyon House or a choice of famed eateries- Easy access to surf breaks and family-friendly patrolled beaches- Walk to the local shopping centre or Bogangar Public School- Short drive to Salt Village at Kingscliff for upscale dining options- 22 minutes to the GC International Airport or 37 mins to Byron Bay- 10 minutes to the new state of the art Tweed Valley Hospital at Kingscliff opening on the 14th May, one of the New South Wales governments largest regional investments. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.