

1&2/27 Kiata Parade, Tweed Heads, NSW, 2485

DJ STRINGER

House For Sale

Friday, 16 August 2024

1&2/27 Kiata Parade, Tweed Heads, NSW, 2485

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

DUPLEX PAIR OF VILLAS - buy one or buy both'

OPEN TO INSPECT SATURDAY 17TH AUGUST 1:00 - 1:30PM

Outstanding opportunity now presents to acquire one or both of these three-bedroom duplex villas aloft a prime 875m² allotment, within 1500m to Kirra Beach.

KEY FEATURES:

Villa (1)

- Spacious tiled living & dining area
- Carpeted bedrooms
- Ducted air conditioning & ceiling fans
- Well-appointed kitchen w/ ample storage & dishwasher
- Main bathroom w/ separate shower & bath
- Master bedroom w/ walk in robe & ensuite
- Automatic lock up garage w/ internal access plus exterior space to park additional car in front
- Built in robes to bedrooms (2) & (3)
- Partly covered outdoor area
- Additional carport or use as extra entertaining area

Villa (2)

- Spacious air-conditioned living & dining area
- Master bedroom w/ walk in robe & ensuite
- Well-appointed kitchen w/ dishwasher
- Bed (2) & (3) w/ built in robes & carpeted floor coverings
- Main bathroom w/ separate shower & bath
- Automatic lock up garage w/ internal access plus exterior space to park additional car in front
- Side & rear-covered entertaining areas

DETAILS & FINANCIALS:

- Lot 48 DP 819023 / Lots 1 & 2 SP 44800
- Land size 875m²
- Year built circa 1993
- Villa (1) vacant market rent \$650 per week
- Villa (2) on lease until 07/02/2025 at \$550 per week market rent \$650 per week
- Rates \$739.90 per ¼ year per unit
- Current water rates \$252.70 per ¼ year = \$126.35 per unit per ¼ year
- Building insurance \$1970.16 PA = \$985.08 per unit PA

LOCATION:

Your new home & or investment/s forms part of the Endless Summer Estate and as such offers open space and a central recreational park for the kids and pets to roam.

You will enjoy being a mere 1500m to Kirra Beach offering a smorgasbord of cafés & retail outlets with major shopping at Coolangatta or the Tweed Mall also close by. In addition, there are dozens of eateries along Kennedy Drive and access to the M1 is a breeze.

For Surfers & swimmers, you will be spoilt for choice at Kirra, Snapper, Greenmount, Rainbow Bay and Coolangatta just to name a few, which are within (5) minutes or (20) minutes by push bike.

The Gold Coast International Airport & Southern Cross Uni are within (5) minutes and the new \$723M Tweed Valley Hospital at Kingscliff can be accessed within (25) minutes.

AGENT'S COMMENTS:

Seldom does the prospect of owning one or both of these residences become available in such a highly sought after location.

Both villas present quite well and there is also scope to add value, if one so desired.

Whether you wish to reside in one, unite extended family or simply add one or both to your investment portfolio, this property offers a myriad of options.

By virtue of an informal arrangement, Villa (1) has Exclusive use of the immediate front gardens & side areas of their dwelling, whilst Villa (2) has Exclusive use of the side & rear areas, as fenced around their dwelling.

☒ Please note, that due to the inclement weather, additional images will be forthcoming shortly.

Disclaimer:

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