

# 13/6 Mariners Drive, Tweed Heads, NSW, 2485



## House For Sale

Wednesday, 14 August 2024

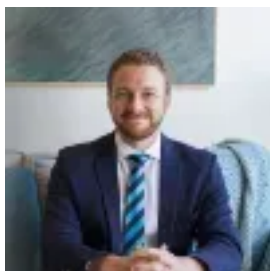
13/6 Mariners Drive, Tweed Heads, NSW, 2485

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Ashley Witty

## Owner says: "This property must sell!"

"The Isle" is a gated private island featuring only 12 exclusive allotments, located within the highly desirable "The Anchorage Islands." Each property has its own title (no strata title) and offers deep-water access, along with shared amenities including a tennis court, a 25m lap pool, and a BBQ-equipped waterfront cabana.

### Property Details:

- Lot Size: 741 sqm, including 40m of water frontage with deep water access and a private marina berth.
- Home Size: Single-level 328 sqm residence.
- Bedrooms: 4 large bedrooms, 3 with waterfront views, and 2 with ensuite bathrooms.
- Living Areas: Open-plan design with kitchen, dining, and living areas flowing seamlessly to a large outdoor patio.
- Garages: Two-car garage and an additional single-car garage with rear access.
- Parking: Extra outdoor space, suitable for a trailerable boat, caravan, or additional cars.

### Future Potential:

The property is also being sold with approved plans for an ultra-luxurious 5-bedroom home, featuring:

- Internal Living Space: 400 sqm.
- Basement Parking: 250 sqm.
- Outdoor Living Space: Nearly 100 sqm.

Architect: Designed by renowned local architect Scott Carpenter from Create Architecture, this home is poised to be one of the standout properties in the Tweed Shire and southern Gold Coast region.

### Agent's Notes:

This is not just a sales pitch-the owner is highly motivated to sell. The current owners purchased the property for \$3,740,000 in April 2022 and are now offering a guide price of \$2,900,000, with instructions to ensure the property is sold on auction day, regardless.

For context, the last sale on The Isle was \$5,000,000 (June 2023) for 'Number 12' next door, and the only other property currently for sale is 'Number 9', listed for over \$4,000,000. This could be the best opportunity to purchase a waterfront property with deep water access, at a price that may not be seen again on The Isle.

There are only 17 houses in the entire Tweed River system that offer direct mooring of a large vessel outside your backdoor, with deep water access and no height restrictions due to bridges. Number 13 on The Isle is one of these rare properties, with its 40m frontage capable of accommodating a large ocean yacht.

### Auction Details:

Location: On-site

Date/Time: Sunday, 8th September, at 10:00 am

### Inspections:

Open Home inspections: Every Saturday.

Private Inspections : Available any day upon request.

### Estate Features:

- Gated access
- 12 exclusive allotments
- Visitor parking
- Tennis court
- 25m lap pool
- Waterfront cabana with BBQ facilities

Location Features:

- 5 min boat ride to the Ivory Tavern
- 15 min boat ride to the Pacific Ocean
- 5 min drive to Coolangatta and the Golden Four beaches
- 10 min drive to Gold Coast International Airport
- 15 min drive to John Flynn Private Hospital
- 20 min drive to the new Tweed Valley Hospital
- 45 min drive to Byron Bay
- 1 hr drive to Brisbane

Please Note: All measurements and quoted areas are estimated and/or rounded off, and should not be taken as exact.