

# 14 Hill Street, Tweed Heads, NSW 2485

## House For Sale

Sunday, 23 June 2024



14 Hill Street, Tweed Heads, NSW 2485

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 550 m2

Type: House



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**\$4,000,000**

Positioned on the prominent headland strip in Tweed Heads, 14 Hill Street offers a rare opportunity for the discerning buyer to build an extraordinary home or for the visionary developer to create a boutique complex. Covering 550m<sup>2</sup> of prime land, this property embodies the essence of potential in an area where such opportunities are rare. The existing residence exudes undeniable charm, featuring period details such as 3-metre-high ceilings, traditional colonial-style windows and doors, rich timber floorboards, and a barn-style kitchen that seamlessly blends classic aesthetics with modern appliances, including a new oven and five-burner cooktop. Upstairs, the bedrooms are generously sized, with three well-appointed bedrooms, including an oversized master suite complete with an ensuite. There is an additional bathroom and three living spaces filled with natural light add to the appeal, with stained glass doors leading to a versatile enclosed veranda. The northern end features a living area that opens to an undercover deck, offering ocean views toward Kirra. The lower level provides an additional bathroom, laundry, and extensive storage space, or it has the potential to be transformed into a home office, gym, or delightful rumpus area for children. Outside, a fully fenced garden is perfect for a vegetable garden, a pet haven, or a play area for children. For those with grand designs to create an exceptional home, this property promises magnificent coastal views extending to Surfers Paradise and across the Tweed Coast, offering an enviable coastal lifestyle. Developers will appreciate the rare chance to construct a one-per-floor boutique development across seven levels, each with breathtaking views, creating an exclusive enclave for a fortunate few. Seize this unparalleled opportunity to own a piece of Tweed Heads' history and create a sanctuary that epitomizes coastal elegance at 14 Hill Street.

**ZONING INFORMATION**- Proposed zoning - R3: Medium Density Residential- Proposed frontage - 20.1m- Proposed height limit - 49.5 m(RL)- Proposed FSR - 2.25:1

**LOCATION**- Coolangatta Beach and Rainbow Bay Beach - 450m- Byron Bay - 65km- Brisbane - 105km- Gold Coast Airport - 4.5km- Tweed Valley Hospital - 15km