

# 22 Snowgum Drive, Bilambil Heights, NSW 2486



## House For Sale

Wednesday, 26 June 2024

22 Snowgum Drive, Bilambil Heights, NSW 2486

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1436 m2**

**Type: House**



Ben Stephens

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## Best Offers Closing Wed 17th July

Full internal photos will be available Friday

An exceptional opportunity to acquire a property located in one of Bilambil Heights most desirable streets, offering the best of both worlds with serene Tweed Valley and Mt Warning views, as well as a prime development opportunity on a 1436sqm allotment. Whether you decide to subdivide the block and build another stunning house that you can either rent out for income, sell for a tidy profit or simply just sell off the block of land to minimise your costs, the options available with this property make it very attractive for savvy investors looking for their next project, as well as those seeking a big block of land in a Prime suburb. Purposely designed so that the kitchen/dining, living room, deck and master bedroom all take in the stunning array of panoramic views on offer. This large family home features four bedrooms, two bathrooms and spacious living options. Property Features- Originally sold as 2 separate blocks, both blocks were bought together and amalgamated into one to protect the views and provide 2 street frontages from Snowgum Drive at the front and Owenia Cct to the rear.- Professional repaint throughout the entire interior of the home in 2021- Spacious family kitchen with walk in pantry, stone benchtops, Bosch dishwasher and breakfast bar- Polished timber floors add a touch of warmth and charm- Carpet to all bedrooms and lounge- Ceiling fans- Master suite with walk in robe and generous ensuite- Renovated main bathroom and laundry- Versatile design allowing for a combination of dining and living room options- Large covered outdoor entertaining deck perfect for gatherings- Fully fenced yard- Large under house storage- Comfort all year round with ducted reverse cycle air conditioning/heating with dehumidifying mode installed in 2023- Whole house water filtration system filtering all taps and showers Plus Reverse Osmosis filtered drinking water installed in 2023 Future Options- Design a pool and entertaining area of your dreams with easy access for builders from Owenia Circuit- Build additional garaging for cars boats etc on the lower section of the block- Build a granny flat or secondary AirBNB on the lower section of the block that maintains the views while keeping the property all on one title (no sub-division fees) and create a passive income stream for your future- Sub-divide the block and build a second dwelling that encompasses the amazing views on offer while protecting the views of the existing home to either live in, rent out or sell either of the dwellings leaving you with very low outlay on the home you keep- All options outlined in this document are suggestions only and are all subject to council approval. It is up to the purchaser to make their own investigations with council in relation to any to future options they wish to pursue.

Location Located 10 to 15 minutes from Tweed Heads CBD, a selection of public and private primary and secondary schools including Lindisfarne Anglican Grammar School, world-famous Coolangatta beach, John Flynn Private Hospital, the Gold Coast International Airport, and Southern Cross University. Whether you're looking to expand, develop, or simply enjoy a beautiful family home with stunning Tweed Valley and Mount Warning views, this property has it all. For a private inspection please contact Ben Stephens of Stephens Estate Agents on 0424 670 762 or visit [www.stephensestateagents.au](http://www.stephensestateagents.au)