

**21/61 Marana Street, Bilambil Heights, NSW 2486**



**Studio For Sale**

Saturday, 29 June 2024

21/61 Marana Street, Bilambil Heights, NSW 2486

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Kristy Thatcher  
0434398954



Jasmine Carr  
0436488802

**\$249,000**

Nestled in the serene locale of Bilambil Heights, this property offers a compact living experience, tailored for those in search of both peace and proximity. This delightful ground floor studio delivers a charming retreat from the bustle of daily life without sacrificing access to essential amenities. Presented at a price point that represents unmatched value in the Tweed Shire market, the studio boasts modern touches such as newly installed kitchenette cabinetry, providing functionality in a streamlined space. Ample storage is provided by the built-in wardrobe, while comfort is assured year-round with an air-conditioning unit. Residents will relish the outdoor patio area, an inviting space to enjoy a morning coffee or unwind in the afternoon. An exclusive shaded car space adds to the convenience, and pet owners will be pleased with the potential for body corporate approval for their furry friends. The resort-style complex itself is an oasis, offering a large pool, spa, and BBQ area amidst well-manicured grounds. With two communal laundries, daily tasks are effortlessly managed. Location is paramount, with Seagulls Club and Panorama Plaza just a stone's throw away, ensuring shopping and dining options are always within reach. Moreover, with the M1, Gold Coast International Airport, and Tweed City Shopping Centre all less than 10 minutes away, connectivity is effortless. For the prudent investor, the low body corporate fees and a healthy capital works fund promise a sound investment. With public transport conveniently at your doorstep, this studio is an attractive proposition for those seeking a balanced lifestyle. Don't let this opportunity slip away. Contact Kristy at 0434 398 954 or Jasmine at 0436 488 802 for more information and to secure your slice of tranquillity at 21/61 Marana Street, Bilambil Heights. First open home will be held Saturday 6 July. - Rental Appraisal: \$320 - \$350 per week - Low body corporate fees approx: \$53 per week including water & building insurance - Less than a 5 minute to Seagulls Club and Panorama Plaza with Spar Grocery Shop, Cafe, Liquor Shop and more - Less than 10 mins to the M1, Gold Coast International Airport & Tweed City Shopping Centre. Disclaimer - We have used virtual furniture (illustrative photography) in the advertising of this property. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.