

4/3 Boundary Ln, Tweed Heads, NSW, 2485



Unit For Sale

Friday, 16 August 2024

4/3 Boundary Ln, Tweed Heads, NSW, 2485

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Unit



Jo Elwin

0755344033

Wave Penthouse, 3 Levels Of Luxury In Rainbow Bay.

Introducing Rainbow Bay's Premier Penthouse, sprawled over 3 luxurious levels and perched atop Point Danger.

"Wave" is a boutique complex of 4 luxury apartments overlooking Rainbow Bay, D'Bah and The Tweed Coastline. With 360-degree coastal views, this is a penthouse like no other.

Occupying 3 entire floors, your lift opens directly into 2 levels of the penthouse. Floor to ceiling doors and louvred windows soak in the natural light and allow the sea breeze to flow through.

Entertaining is easy with the indoor / outdoor flow to your 6 external balconies with views over Rainbow Bay and surrounding beaches. Your 2 x open plan kitchen / living / dining spaces each feature high end inclusions with stone bench tops, Smeg appliances and gas cook tops.

What makes this property unique is that you can offer dual living with 2 self-contained apartments in one! This creates potential to bring in an income through short term holiday letting where you have the option of letting out the apartment partially or entirely.

For owner occupiers looking for a sea change, this is a penthouse that offers space and comfort for family living with 4 bedrooms, 3.5 bathrooms and multiple living zones.

Located in the surfing mecca of the Southern Gold and Tweed Coasts, world class surf breaks are metres away. From D'Bah to Snapper Rocks - you'll know if the surf's pumping or if it's a lay day as soon as you wake up! Your views extend out to the Pacific Ocean, and around to the hinterland.

Level 1:

- Direct lift access with secure code. Lift opens directly into levels 1 & 2.
- 3 bedrooms with ceiling fans and built in wardrobes.
- Master with ensuite and private balcony access
- Bedroom 3 with private balcony
- Main bathroom with bathtub
- Kitchen with Smeg appliances, electric oven, gas cooktop
- Living / dining with access to balcony overlooking Rainbow Bay
- 2nd living / media room with views over D'Bah
- Separate laundry

Level 2:

- Lift opens directly into level 2.
- Kitchen with stone island bench with integrated sink, Smeg appliances, electric oven, gas cooktop, dishwasher
- Spacious open plan living / kitchen / dining.
- 2 balconies + terrace giving 360-degree views.
- Powder room
- 2nd laundry
- South facing terrace with views over D'Bah and Tweed River entrance.

Level 3:

- Parents retreat, inclusive of spacious master bedroom with ocean views, study, ensuite, walk in robe, private balcony.
- Access to master retreat via stairs.

Additional:

- Northerly aspect with amazing views and an abundance of natural light throughout

- Ducted air conditioning
- Boutique block of 4 apartments
- Internal stairs connect all levels, along with lift access between 1st and 2nd levels.
- Secure parking for 2 vehicles plus visitor's car park
- Security key fob entry with intercom connection to apartment
- Security cameras throughout common areas

Council Rates - approx. \$3,300 per annum

Body Corporate - approx. \$5,400 per quarter, includes water rates and building insurance

To arrange your viewing, please contact The Jo & Jo Sales Team.

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

Disclaimer:

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