



# FOR SALE

## PRICE REDUCTION - VENDOR SAY SELL!!!! (NOTE OPEN TIMES ARE IN NSW TIMES)

This renovated apartment located on the 4th floor sits at the mouth of the Tweed River with views over Jack Evans, Cook Island, Durnbah Beach, and out to Surfer Paradise. Entertaining is made easy in this large open plan living area, and in addition, there is a massive balcony where you are often lucky enough to watch the dolphins teaching their calves.

This highly sort after building that can never be built out is waiting for an astute buyer to come along and call it home.

### KEY FEATURES:

- Massive balcony
- Expansive open plan air-conditioned living, dining, and kitchen
- Master bedroom with walk in robes, and ensuite and split air conditioner
- The second bedroom/study/ or tv room with BIR and split air conditioner
- Fully renovated main bathroom
- Separate laundry
- Lift service to each floor that can only be accessed with security
- Secure basement park for (1) vehicle

### FACILITY FEATURES:

- Large swimming pool with heated Spa
- 2 Saunas - toilets - showers
- Full size tennis court
- BBQ area with kitchen facilities
- On site Managers
- Immaculate grounds
- Reception area
- Security Entrance with video feed direct to the apartment

### DETAILS:

- Body Corporate \$153.85 per week
- Rates \$593 per quarter

2 BED | 2 BATH | 1 CAR

### PRICE:

\$895,000 - \$925,000

### OPEN FOR INSPECTION:

N/A



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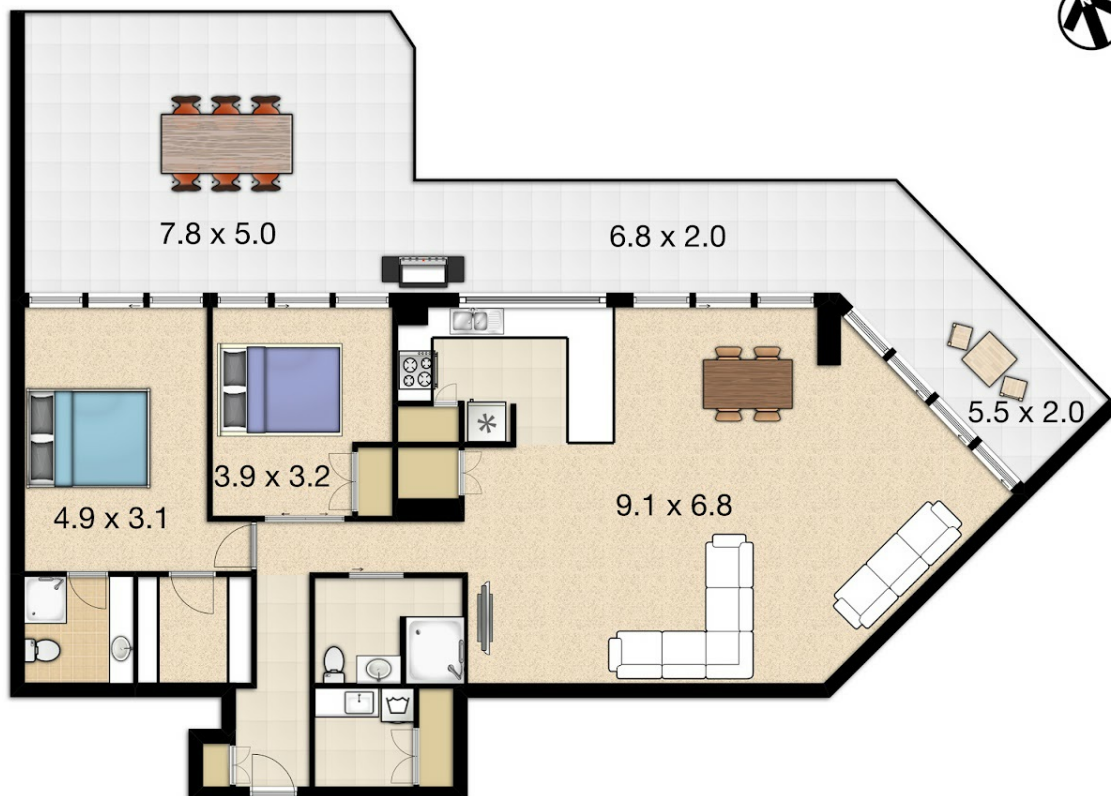
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[smytheproperties.com.au](http://smytheproperties.com.au)

# Unit 402 - 53 Bay St, Tweed Heads



Approximate Internal Floor Area 110m<sup>2</sup> - Balcony Area 60m<sup>2</sup>  
Total approximate Floor Area 170m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.