



# SOLD

## MODERN WATERFRONT DUPLEX THE SIZE OF A HOUSE

This spacious modern waterfront duplex has been masterfully designed, spread over 2 levels and is quite unique in appearance, space, and the lifestyle it offers

This is a unique waterfront lifestyle. Catch the yabbies from the local sand bank, enjoy your days fishing from your backyard, to the privacy of Caddy's Island. You have access to a boat ramp, to launch a tinnie and cruise around the river. This property is only 5km from Coolangatta, Kirra beaches, airports, cafes, and restaurants.

### Property Features:

Enter the home from the private secure portico which leads to the impressive glass and timber door that opens to the vast open plan kitchen, lounge, and dining areas. The kitchen offers a granite breakfast bar and an abundance of cupboard space. The lounge and dining areas with high ceilings offer a seamless transition to the outdoors with a fabulous covered alfresco area that opens to a spacious backyard and the water beyond. Your guests will love their private downstairs bedroom with a 2way bathroom and private entry.

The beautiful timber stairs with step lights is a stunning feature which leads the way to the upper level where you will find the expansive master suite with a private balcony. The ensuite was designed for 2 with a double vanity, bath, shower, and room to move. The walk-in robe is plentiful with 2-way access. The spacious ensuited 3rd bedroom has a walk-in robe and a balcony, so all 3 bedrooms have their own private ensuite. This property is designed to perfection. There is a computer nook located in the main hallway.

### Additional Features:

The home has ducted air conditioning throughout.  
Double remote-controlled garage with storage plus 2 additional car spaces.  
Internal walk in wine storage and linen cupboard.  
Separate laundry with deep storage cupboard and external access.  
Gas hot water system

3 BED | 3 BATH | 2 CAR

PRICE:  
\$735,000

OPEN FOR INSPECTION:  
N/A



**Michelle Topper**  
**0400362639**  
michelle.topper@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

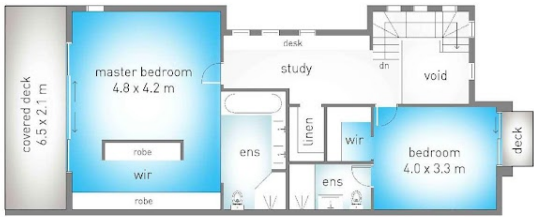
# 2/186 Kenendy Drive, Tweed Heads West

MICHELLE TOPPER  
REAL ESTATE  
0400 362 639

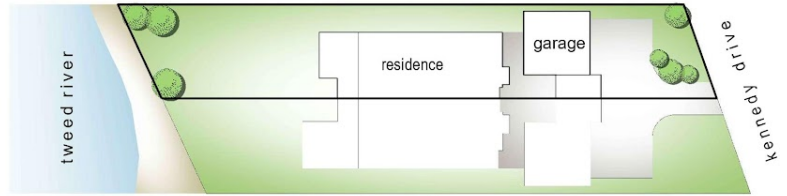


3 3 2

internal: 176 m<sup>2</sup> | external: 38 m<sup>2</sup> | garage: 38 m<sup>2</sup> | total: 252 m<sup>2</sup>



first floor



site plan



ground floor



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.