



**SOLD**

## THIS PROPERTY WILL AMAZE YOU!

This well-appointed (3) bedroom (2) bathroom duplex is all on one level. With 5KW Solar panels

### KEY FEATURES:

- Open plan kitchen, lounge dining
- Lounge opens to an outdoor Alfresco area
- Main bathroom with separate shower and bathtub
- Separate toilet
- Main Bedroom has built-in robes and a large ensuite (with good accessibility to be wheelchair friendly)
- Laundry is on the decking
- Large yard with room for a boat and caravan or trailer and many cars

### EXTRAS:

- Split system air conditioner in the main lounge
- Timber flooring
- Ceiling fans in lounge and bedrooms
- Decking floors made from hardwood and treated pine around decking as a privacy screen
- Well ventilated for cross breezes
- Garden shed

### DETAILS:

Rates - \$2,633.40 per annum  
Body Corporate - NIL  
Rental - \$500.00 per week approx  
Insurance - \$1,189.08 each

### LOCATION:

Local shops are just around the corner at the Panorama Shopping Village and Kennedy dr IGA, as is Seagulls League Club with fine dining and full gymnasium, major shopping at Tweed or Coolangatta is within (9) minutes.

For surfers & beach lovers that would rather travel by car, Coolangatta, Kirra, Snapper Rock, or

**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$555,000

**OPEN FOR INSPECTION:**  
N/A



**Sharon Smythe**  
**0412195500**  
sharonsmythe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 2-4 Gray Street TWEED HEADS WEST 2485

Total Approximate Floor Area 135 sqm



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.