



# SOLD

## OPEN HOUSE CANCELLED FOR SATURDAY - UNDER OFFER

Fantastic opportunity to acquire this two bedroom apartment located in the Azure Bay complex on the top floor with an outlook from your balcony towards the pool area. Complex is within walking distance to the shops, river and schools. This is a perfect location for those wanting an investment or 1st home owner, live in, the choice is yours.

### Features include:

Air conditioned open plan living and dining area opening to the balcony.  
The kitchen is designed in modern black and white tones. There is a spacious breakfast bar, with plenty of cupboard space, a double sink and electrical appliances.  
There are two good size bedrooms, one with a built in robe and the master with an ensuite & walk in robe.  
A separate second bathroom with combined internal laundry.  
There are two designated basement parking spaces for the unit within a security car park. Car space 17 and 18.

### Azure Bay Complex:

Swimming pool.  
Comprising of 33 apartments.  
The complex is just across the road from the Tweed River and within close proximity to shops, clubs & public transport.  
Built in 2007

### Income:

Current Rental Return - \$400.00pw - out of lease.

### Outgoings:

Body Corp Fees: \$78.92pw  
Land Rates and Water Rates: \$2,526.80pa

Great opportunity so don't miss out. 2 bedrooms, 2 bathrooms and 2 car spaces.

2 BED | 2 BATH | 2 CAR

### PRICE:

\$405,000

### OPEN FOR INSPECTION:

N/A



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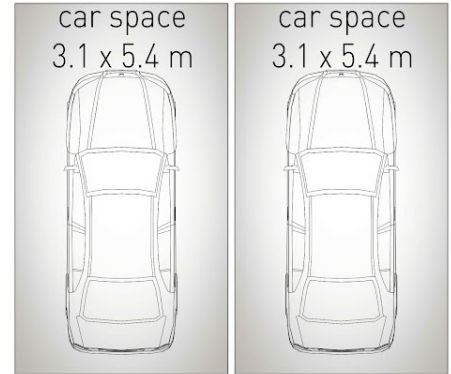
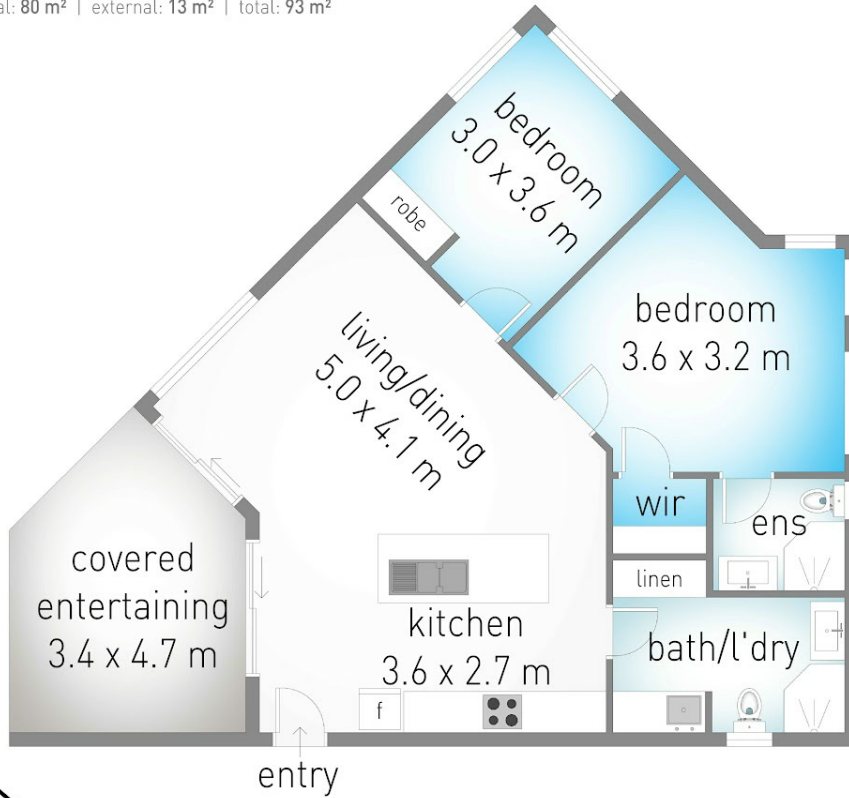
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# 33/33 Lloyd Street, Tweed Heads South

2 2 2

internal: 80 m<sup>2</sup> | external: 13 m<sup>2</sup> | total: 93 m<sup>2</sup>

MICHELLE TOPPER  
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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.

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