



SOLD

COSY CUL DE SAC HOME WITH SELF CONTAINED STUDIO – BOGANGAR/CABARITA BEACH

Want a 'neat as a pin' 3 to 4-bedroom home situated in much sought after Bogangar/Cabarita Beach. Nestled against a private and peaceful backdrop of native bushland, yet close to the beach - this property ticks many a box!

Extensively renovated in the past 3 years including a full repaint inside an out, the open plan layout of the kitchen, living and dining offers easy access to both the rear and front of the property. With two undercover patios and large rear hardwood timber deck overlooking the nature reserve, the unique position makes it a breeze to entertain or enjoy the relaxed moments this property captures.

Including a separate self-contained studio that overlooks well-established gardens and landscaping, the property may suit those wanting a teenage retreat/parent retreat or great income stream.

Take a leisurely walk or short drive to the central shopping precinct featuring an array of cafes and restaurants, public transport and of course, the world-renowned beaches – the Tweed Coast lifestyle awaits!

Features Include:

- 4 bedrooms with new ceiling fans
- Renovated 3-way bathroom and separate toilet
- Large kitchen flows onto open plan living and dining area with access to outside patio
- Separate, fully self-contained 1 bedroom Studio
- As new window blinds
- Single lock up garage with remote control roller door
- Well established gardens with Bushland views to rear
- "A great passive money earner for an owner occupier with the studio renting at \$400 per week, or for an investor, a higher yield return for one property at \$400 and approximately \$900 per week for the main house."

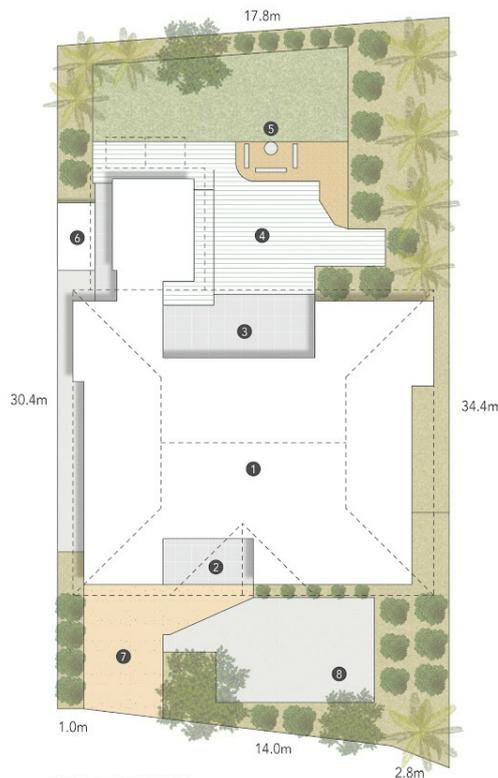
4 BED | 2 BATH | 1 CAR

PRICE:
\$1,400,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN LEGEND

- 1. Residence
- 2. Porch
- 3. Covered Patio
- 4. Deck
- 5. Fire Pit
- 6. Garden Shed
- 7. Driveway
- 8. Boat / Trailer Parking

**18 Watergum Place
BOGANGAR**

- 583 m²
- 4 Bed
- 2 Bath
- 1+ Car

Internal: 192 m²
External: 81 m²
Total: 273 m²

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

imagescollab.

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