



# SOLD

## SINGLE LEVEL VILLA IN SHALLOW BAY COVE

Located near the front of a gated complex "Shallow Bay Estate" lies this single-level, low-maintenance villa.

- \* 3 good sized bedrooms with built-in robes, master bedroom with ensuite
- \* Open plan lounge and dining area
- \* Low maintenance backyard paved area ( so no lawns to mow)
- \* Kitchen with breakfast bar, gas cooktop
- \* Single automatic garage with internal access, separate laundry, additional parking out the front of your garage
- \* Enclosed alfresco area
- \* Garden shed
- \* Solar Panels
- \* Instantaneous gas hot water
- \* Ceiling fans in all bedrooms
- \* Airconditioner in lounge
- \* Security alarm
- \* Located towards the entrance of the complex, easy access
- \* Short walk to Tweed City Shopping Centre, local parks and Coolangatta/Tweed Heads Golf Course
- \* Pet friendly with BC approval

### Complex includes

- \* Security Gates with intercom
- \* Pool with BBQ facilities
- \* Private entrance to local shops with a medical facility, cafes, bottleshop, and chemist

### Details

- \* Built 2000
- \* Rates \$2,667.40
- \* Body corp \$59.38pw ( which includes 10% discount for paying on time )
- \* Rental Appraisal \$650pw

3 BED | 2 BATH | 1 CAR

**PRICE:**  
\$660,000

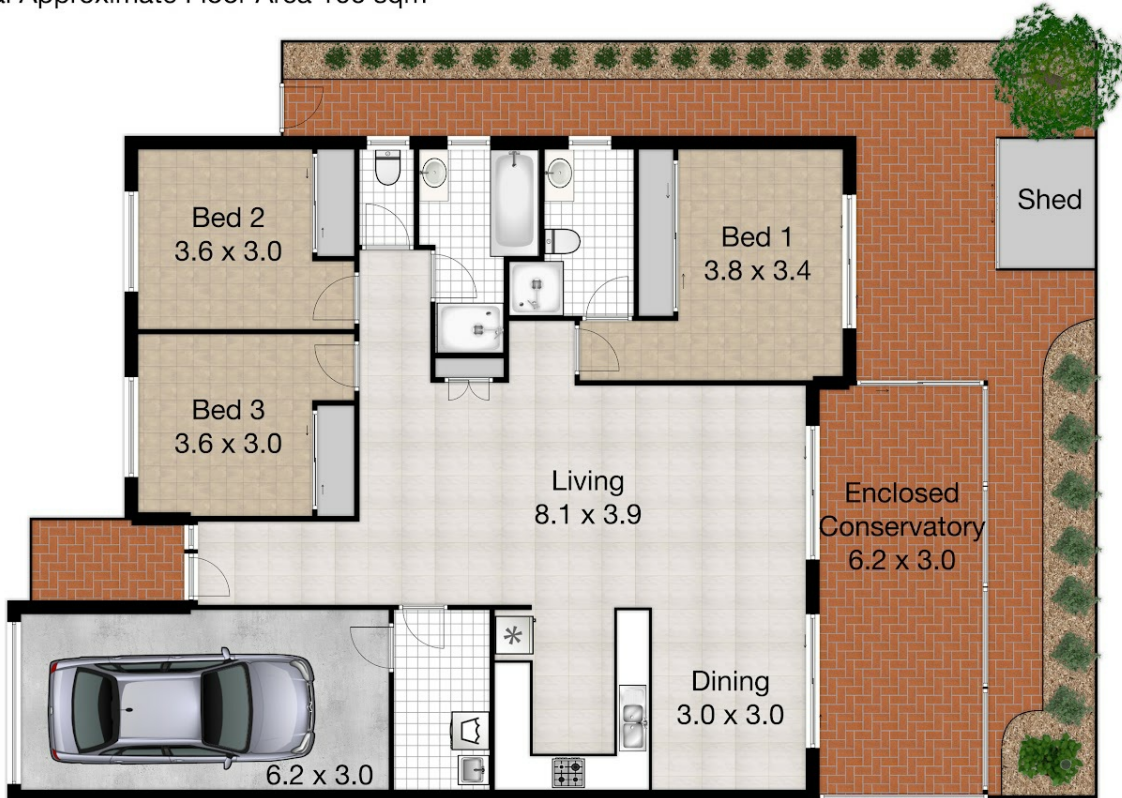
**OPEN FOR INSPECTION:**  
N/A



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

# Villa 53 - 12 Trigonie Drive Tweed Heads

Total Approximate Floor Area 166 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.