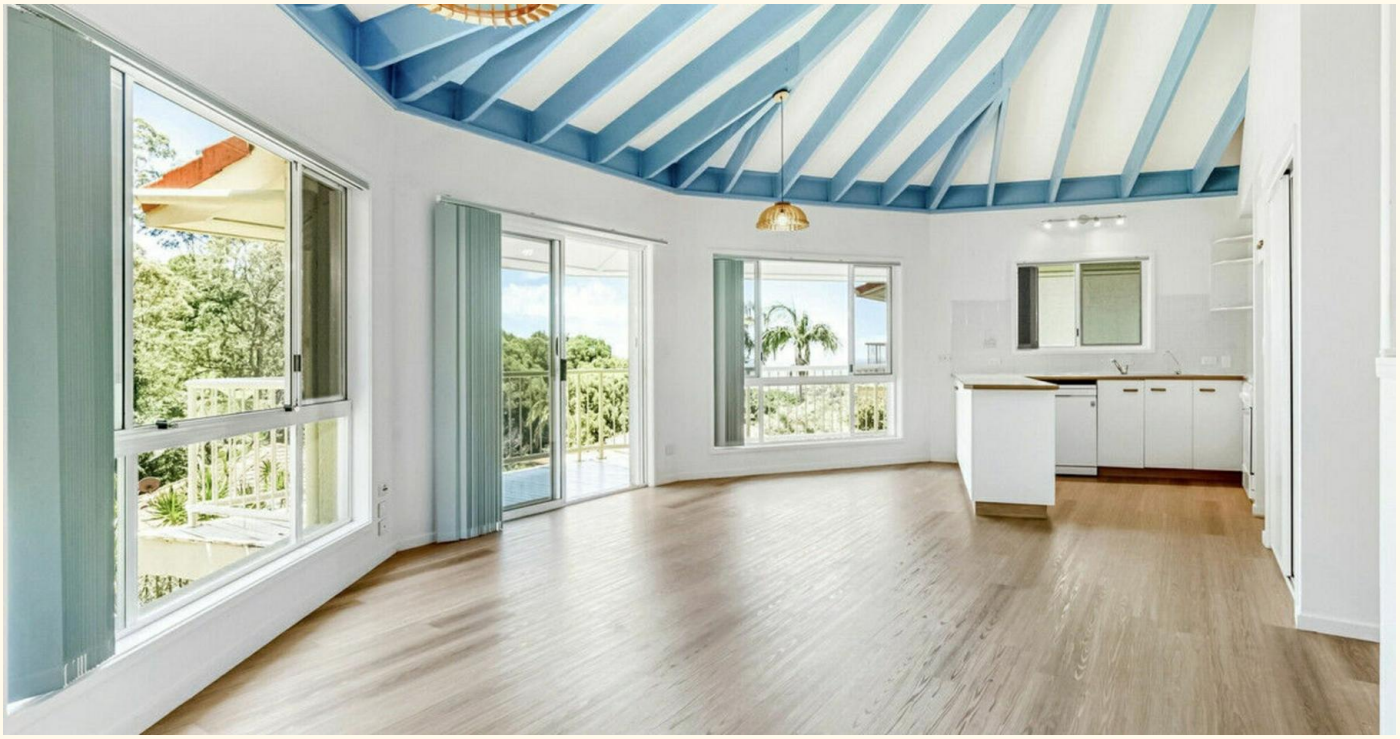








5/4-12 Simpson Drive, Bilambil Heights

Motivated Sellers- Offers invited

- Call Peter to arrange an appointment any time. 0412 763 000

Why Buy a Two-Bedroom Unit When You Can Own a Stand-Alone Home?

A rare opportunity to secure a stand-alone home for under $840,000. Offering exceptional value, this beautifully presented residence delivers the space, privacy and flexibility that most buyers simply can't find at this price point.

Positioned in a peaceful, elevated setting with breathtaking north-east views across the valley, this light-filled home is ideal for first-home buyers, downsizers, investors and retirees seeking low-maintenance living without compromising on space.

Unlike many properties in this price range, you'll enjoy the benefits of three bedrooms, two bathrooms and flexible dual-living potential. Upstairs features two generous bedrooms, while downstairs offers a self-contained studio complete with its own living area, bathroom and kitchenette-perfect for extended family, guests, a teenager's retreat, a home business or the potential to generate additional rental income.

The upper level showcases a bright open-plan living and dining area

3 2 1

FOR SALE
$840,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS
Peter Walmsley
0412 763 000
peter@ljhookerct.com.au

AGENCY
LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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Interested parties must rely solely on their own enquiries.

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with soaring ceilings, air conditioning and an abundance of natural light. Sliding doors open onto a generous entertaining deck where you can relax and soak in the stunning valley views all year round. The well-appointed kitchen provides excellent bench space, ample storage and a dishwasher, while the main bathroom includes a bath, shower and separate toilet.

Set within a well-maintained complex with a swimming pool, this home offers the perfect balance of lifestyle, convenience and outstanding value, just minutes from local shopping, parks and everyday amenities.

Features:
- Stand-alone home offering exceptional value under $840,000
- Stunning north-east valley views
- Flexible dual-living or income potential
- Three bedrooms and two bathrooms
- Self-contained studio with kitchenette, living area and bathroom
- Open-plan living with soaring ceilings and air conditioning
- Spacious entertaining deck
- Well-appointed kitchen with dishwasher
- Large laundry
- Single remote lock-up garage with internal access
- Swimming pool within the complex
- Peaceful location close to shops, parks and everyday conveniences

- *Open anytime by appointment**

Disclaimer:
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	MD7HEZ
Property Type	House
Including	Toilets (2)
	Courtyard
	Deck



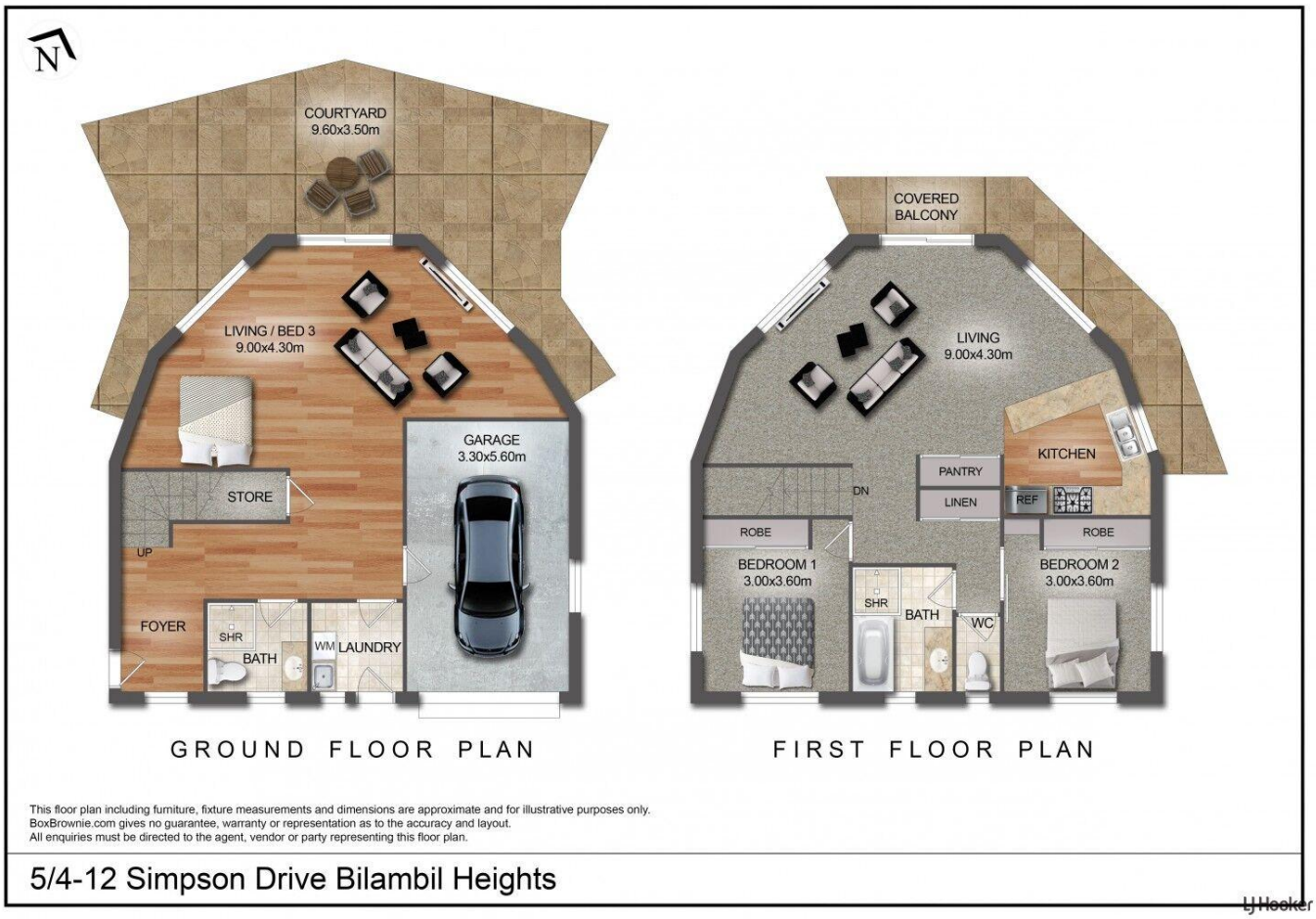




Peter Walmsley 0412 763 000
Sales Specialist Independent Contractor | peter@ljhookerct.com.au

LJ Hooker Coolangatta | Tweed (07) 5536 5577
5/100 Griffith Street, COOLANGATTA QLD 4225
coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au

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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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