



Bogangar, 131 Cabarita Road

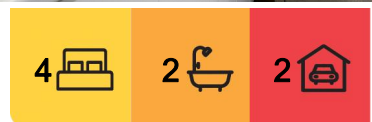
OPPORTUNITY - Savvy Investors and Home Buyers

If you're seeking a modern family home or looking to downsize in comfort without compromising on space, we have an unmissable property that demands your attention. Introducing a remarkable single-level residence that embodies the essence of comfort, style, and low-maintenance coastal living.

This is a marvellous opportunity to take advantage of the fast capital growth in the area and potential rental returns (Rental estimate \$1,050pw - \$1,100pw)

Boasting a clever design that encompasses multiple living spaces, this property is an ideal choice for families, downsizers craving a hassle-free lifestyle, or astute investors seeking lucrative opportunities in one of Australia's most buoyant markets and sought-after coastal destinations.

This exquisite home features four well-appointed bedrooms, ensuring both comfort and



For Sale
Sold At Auction

View
ljhooker.com.au/1C4QF69

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privacy for every family member or guest. The master bedroom takes luxury to new heights with its generous ensuite, providing a truly indulgent retreat.

One standout feature of this residence is the double garage, which has been ingeniously transformed with timber-look flooring, a stunning sliding barn door, and complete with air-conditioning. This versatile space can serve as an additional living area, a teenager's retreat, a home office, or simply remain a garage. The possibilities are endless.

Here's why we love it:

- * Stylish and modern interior finishes that exude sophistication
- * Easy-care timber floorboards flowing seamlessly throughout
- * Spacious and functional floor plan with separate living zones for the whole family's enjoyment
- * Freshly painted interiors adorned with crisp coastal tones
- * Low-maintenance, single-level home for effortless living
- * Open-plan kitchen/dining area seamlessly extends to the covered outdoor entertaining area, perfect for relaxing or hosting memorable family gatherings
- * Generous master bedroom with a spacious ensuite featuring a luxurious jacuzzi spa bath
- * Reverse cycle air-conditioning in the living area, all four bedrooms, and the garage
- * Solar hot water and electricity for reduced running costs
- * State-of-the-art security system and cameras for peace of mind
- * Ceiling fans throughout to keep you cool and comfortable
- * Nestled in the highly sought-after coastal haven of Cabarita * Beach/Bogangar, this home offers convenient access to local amenities, schools, parks, and pristine beaches. Furthermore, it presents an exceptional investment opportunity, with robust rental demand in the area.

Don't miss your chance to secure this remarkable coastal property that seamlessly combines modern living with a relaxed beachside lifestyle. Contact us today to arrange an inspection and unlock a world of possibilities in one of Australia's most desirable locations.

Located in the highly desirable coastal haven of Cabarita Beach/ Bogangar, this home offers easy access to local amenities, schools, parks, and pristine beaches. It is also a fantastic investment opportunity, with strong rental demand in the area.

The Location

- Easy, level stroll to the award-winning Cabarita Beach & Norries Headland
- 7 mins to the new Tweed Valley Hospital
- 20 mins to Gold Coast International Airport
- 35 mins to Byron Bay

The Tweed Coast market is currently trending upwards and with the new Tweed Valley Hospital already putting increased demand in the area, NOW is the time to get a foothold in this strengthening market.

DO NOT DELAY - The property will be sold to one lucky buyer at Auction on the 8th March IF NOT SOLD PRIOR!

Call Erin 0414 259 605 or Amy 0403 851 003 for further information or to arrange a private viewing.



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More About this Property

Property ID	1C4QF69
Property Type	House

Amy Sanderson 0403 851 003

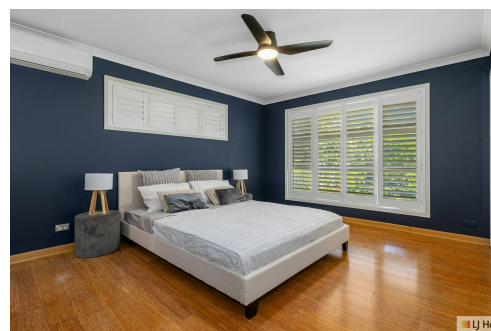
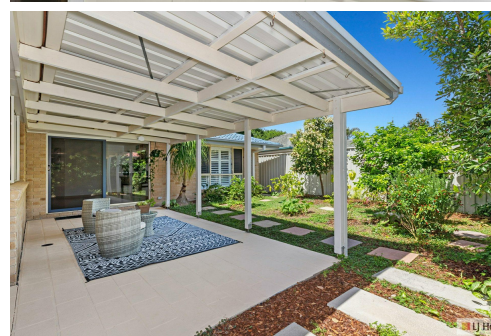
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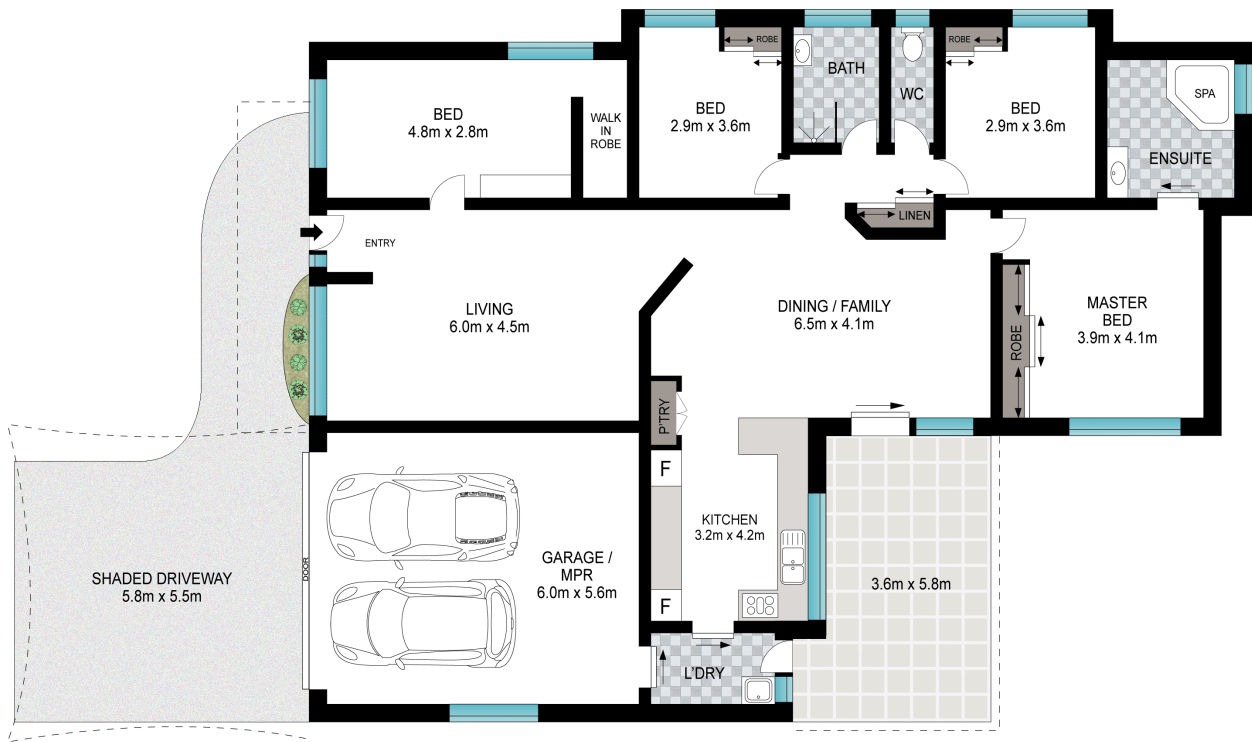
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0 1 2 3 4 5

INT: 176 m²
EXT: 56 m²
TOTAL: 232 m²



Scale in metres. Indicative only. 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.

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