



# Tweed Heads, 1308/2-4 Stuart Street

SOLD AT AUCTION BY GARY EVENDEN

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Auction Location: On Site

Perched high above the pristine coastline on the 13th floor, this 3-bedroom oceanfront masterpiece in the heart of Tweed Heads is nothing short of extraordinary. With unrivalled 270-degree views sweeping from the legendary Greenmount Point to the still waters of Jack Evans Boat Harbour, this is coastal living on a whole new level.

Rarely does a home of this calibre, come to light. Now is the time to step forward and seize what so few will ever have the chance to own, the window of opportunity is open... but not for long.

Features:

- Wrap-around balcony boasting panoramic north-east views, where every angle reveals a new, breathtaking perspective of the coastline and beyond

**For Sale**  
Sold By Gary Evenden

**View**  
[ljhooker.com.au/KKMHEZ](http://ljhooker.com.au/KKMHEZ)

**Contact**  
**Gary Evenden**  
0411 966 001  
[gary@ljhookerct.com.au](mailto:gary@ljhookerct.com.au)



**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Light-filled open-plan living, dining, and kitchen that captures the essence of relaxed, beachside living
- Stay cool in summer and warm in winter with fully integrated ducted air conditioning
- All bedrooms equipped with sleek ceiling fans for enhanced airflow and comfort
- Wake up to stunning ocean views in the master bedroom, complete with a walk-in robe and ensuite
- The two remaining bedrooms feature built-in wardrobes, ensuring plenty of room for all your essentials
- Ample storage throughout the home, designed to keep everything neat and accessible
- Private, secure parking and storage with easy lift access for your utmost convenience and peace of mind

Twin Towns has an array of resort facilities:

- Heated indoor pool and resort style outdoor swimming pool
- Steam room for improving your health
- Fitness club for your convenience
- Extras like Mini golf course, games room and 2 tennis courts
- Separate covered BBQ area
- Reception and concierge
- Onsite restaurant and bars
- 250 metre walk to Greenmount/Coolangatta beach
- Free undercover car parking
- Bus stop directly in front of Twin Towns, making travel effortless

Additional Information:

Council Rates \$2,538pa

Body Corp Fees \$23,226pa

Holiday Rental Estimate \$110,000-\$120,000pa gross

Permanent Letting Appraisal \$1,200-\$1,300pw

Disclaimer:

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## More About this Property

<b>Property ID</b>	KKMHEZ
<b>Property Type</b>	Apartment
<b>House Size</b>	111 m2
<b>Including</b>	Air Conditioning Pool Tennis Court Balcony Gym Built-in-Robes Secure Parking

**Gary Evenden 0411 966 001**

Sales Specialist â€“ Independent Contractor | [gary@ljhookerct.com.au](mailto:gary@ljhookerct.com.au)

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5/100 Griffith Street, COOLANGATTA QLD 4225

[coolangattatweed.ljhooker.com.au](http://coolangattatweed.ljhooker.com.au) | [enquiries@ljhookerct.com.au](mailto:enquiries@ljhookerct.com.au)



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