

## Tweed Heads, 1/6 Recreation Street

SOLD BY RACHAEL SHERRIFF & ERIN KING

Welcome to this beautifully refreshed townhouse for those seeking a vibrant lifestyle in a central location. This property is move-in ready, requiring no further work!

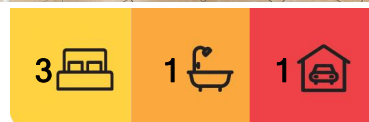
Located at the front of a boutique complex comprised of only six townhouses, the property boasts the largest outdoor space, featuring a wraparound secure enclosed courtyard. Perfect for pets and entertaining, the low-maintenance garden is adorned with a mix of mature and established plants including a raised garden bed, ideal for cultivating herbs or a small vegetable patch.

Step inside to discover an open-plan living space where the lounge and dining areas flow seamlessly into a stylishly refreshed kitchen with an on-trend entry arch.

The kitchen features contemporary clean white cabinetry, quality chrome fixtures, fixed separate water filtration system and ample storage.



**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.



**For Sale**  
\$845,000

**View**  
[ljhooker.com.au/K74HEZ](http://ljhooker.com.au/K74HEZ)

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**(07) 5536 5577**

A convenient laundry/powder room offers internal access to a single lock-up garage, equipped with an electric roller door and freshly painted floors and walls.

Upstairs you will find three spacious bedrooms, all newly carpeted and serviced by a family-sized bathroom with a full bathtub and classic marble-look porcelain tiles.

The master bedroom includes a built-in robe and a private balcony, while the entire townhouse has been freshly painted in a neutral coastal palette, enhanced by new light fixtures and blinds-ready for you to enjoy!

Families: Easily get the kids and pets out at the newly refurbished park & playground in 'Recreation Oval'.

Daycare, Playgroup, Pre-School, After School & Vacation Care facilities are on your doorstep with public and private schools nearby.

Surfers, Beach & Fitness lovers: Enjoy the world class beaches only a flat short walk or bike ride away with access to Greenmount, Rainbow Bay, Coolangatta, and Duranbah beaches.

The PCYC located opposite the park is a multi -purpose youth & community recreation centre offering over 20 different sport and fitness activities, a range of youth development programs and after school and vacation care.

'Recreation Oval' also has a new running track and public fitness equipment to enjoy.

Retirees and Downsizers: Enjoy low maintenance living with the option to grow or maintain the generous courtyard garden, the largest and most enviable space of the complex! Tweed Heads Bowls Club is located 2 blocks away & Twin Towns Services Club is nearby or enjoy a quick stroll across the park to the Men's Shed, Bridge Club, with the Croquette Club also in close vicinity. This is a Retiree's Dream!

Investors: Take advantage of the ongoing growth within the Tweed Region, highlighted by significant infrastructure projects such as the newly constructed \$800 million Tweed Hospital, Tweed Council beautification programs and the master-planned \$900 million 'Tweed Mall' project, set to become the largest shopping destination on the Far North Coast.

Local Community Vibes: Every Sunday, immerse yourself in the lively Tweed Markets held in 'Recreation Oval', where you can shop for fresh produce, clothing, and delicious food stalls- weekends have never looked this good!

Key Features:

- Located in the prime position at the front of a complex of only six townhouses
- Overlooks the park with access to surrounding amenities
- Open plan living room and dining area with option for a study nook underneath the stairs
- Modern kitchen with quality chrome fixtures including separate filtered water tap
- Three large bedrooms with the master enjoying a walk-in wardrobe and balcony, whilst



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the remaining have built in cupboards

- Family sized bathroom with bathtub and modern finishes
- Large wrap around private courtyard with garden shed
- Internal access single lock-up garage with electric roller door with freshly painted floors and walls
- Freshly painted in neutral coastal tones throughout
- New carpet in all three bedrooms
- Air conditioning in downstairs open plan living and dining area
- All bedrooms have remote control ceiling fans
- Short walk to Tweed Mall, Tweed Heads Bowls Club & Twin Towns Services Club
- A flat walk to Coolangatta or a bike ride to world class surfing beaches.

Rental Appraisal	\$750pw aprox
Body corporate:	\$97 pw aprox
Council rates:	\$444 pq aprox
Water rates:	\$427 pq aprox

Where to from here?

- 5 minutes to Coolangatta
- 10minutes to Gold Coast International Airport
- 15 minutes to Kingscliff & the newly built Hospital
- 20 minutes to Burliegh Heads
- 25 minutes to Currumbin Waterfalls
- 45 minutes to Byron Bay
- 45 minutes to Surfers Paradise

\*\*\*\*\* ALL OPEN HOMES ARE IN NSW DAYLIGHT SAVING TIME \*\*\*\*\*

Disclaimer:

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## More About this Property

<b>Property ID</b>	K74HEZ
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Built-in-Robes Fully Fenced

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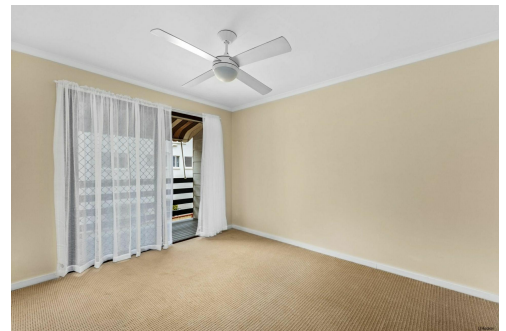
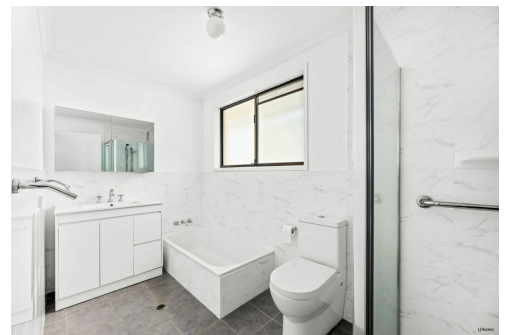
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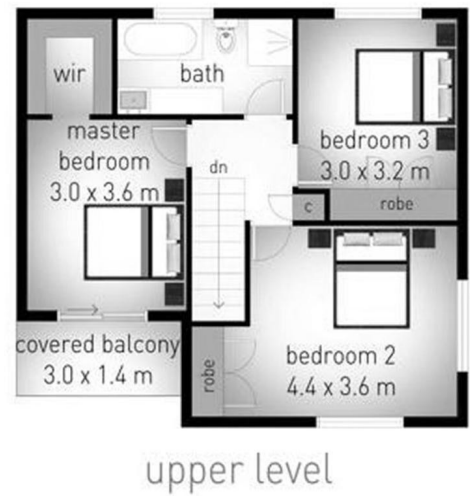
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# 1/6 Recreation Street, Tweed Heads NSW 2485

Bed 3  
Bath 1.5  
Car 1

Internal 122m2  
External 59m2  
Total 181m2



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