



Tweed Heads, 1/6 Recreation Street

Refreshed Townhouse in Prime Location Perfect for Families, Downsizers & Investors

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



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For Sale
\$845,000

View
By Appointment

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separate water filtration system and ample storage.

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



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- Three large bedrooms with the master enjoying a walk-in wardrobe and balcony, whilst 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

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

Rachael Sherriff 0412 880 337

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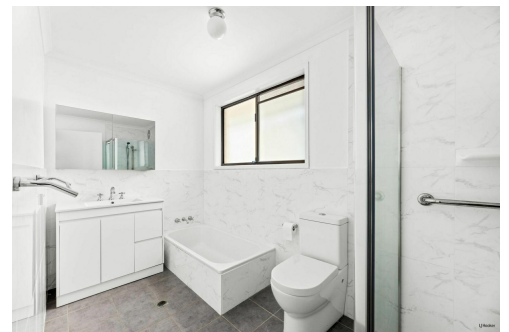
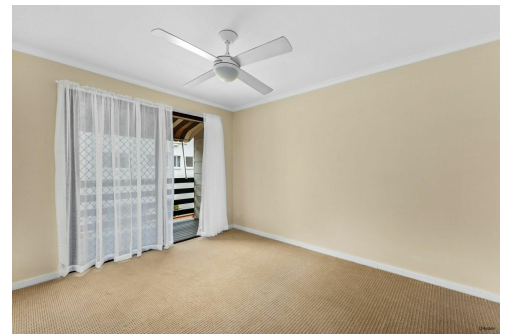
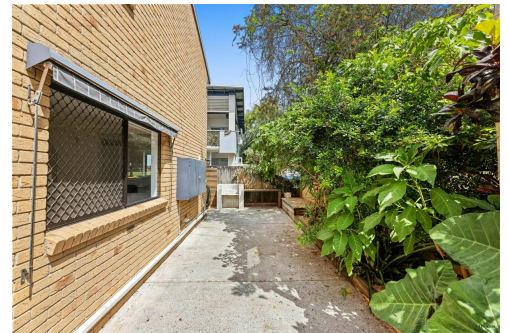
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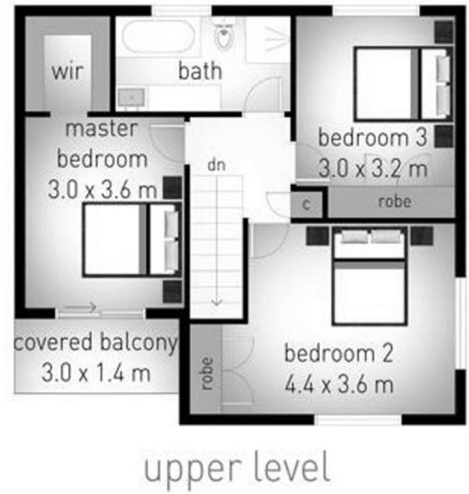
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Bed 3
 Bath 1.5
 Car 1

Internal 122m2
 External 59m2
 Total 181m2



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