



1/14 Boundary Street, Tweed Heads

## Sold By Gary Evenden

132m2 of Coastal Luxury in a Premier Beachside Pocket

Immerse yourself in a lifestyle like no other, where the coastline wraps around you and every day feels like a holiday. Step outside and stroll just minutes in any direction to discover the iconic beaches, harbours, and cafés of both NSW and QLD, including Jack Evans Boat Harbour, Duranbah Beach, and Rainbow Bay - truly the best of both worlds.

Light-filled and beautifully appointed, this home is luxurious in size; with generous open-plan living, impressive bedrooms and a dedicated, private 16.5m2 home office - a separate room designed for exclusive use. It's the perfect balance of comfort, functionality, and flexibility. Every outlook is a reminder of why the Southern Gold Coast remains one of Australia's most coveted lifestyle destinations.

### Features:

- Main living area with air conditioning for effortless comfort
- Contemporary new flooring throughout, combining style and durability
- Sophisticated kitchen renovation with modern touches throughout
- Keep cool in every bedroom with ceiling fans
- Soft, fresh carpets for cozy bedroom living
- Ample storage with built-in wardrobes in both bedrooms

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### FOR SALE

Sold By Gary Evenden

### AGENTS

Gary Evenden  
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gary@ljhookerct.com.au

### AGENCY

LJ Hooker Coolangatta | Tweed  
(07) 5536 5577

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.



- Bathrooms upgraded, main with sleek inbuilt laundry
- Open-plan interiors creating effortless flow and versatile spaces
- North-facing balcony, ideal for soaking up water views
- Exclusive home office below the unit, perfect for remote work or study
- Single lock-up garage below the unit for security and convenience

#### Location:

- 9 minute walk to Jack Evans Boat Harbour
- 6 minute walk to Rainbow Bay Beach
- 8 minute walk to Rainbow Bay Surf Club/Snapper Rocks
- 4 minute walk to Point Danger & Black Dingo cafe
- 11 minute walk to Duranbah Beach
- 9 minute walk to Twin Towns Services Club

#### Additional Information:

Council Rates \$3,101pa

Body Corp Fees \$8,900pa

Rental Appraisal \$900 - \$930pw

#### 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	KYRHEZ
Property Type	Unit
Including	Air Conditioning Balcony Built-in-Robes

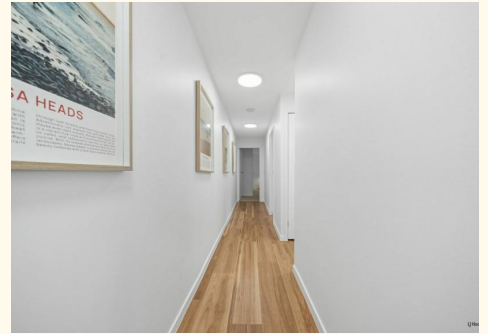
#### Gary Evenden 0411 966 001

Sales Specialist â€“ Independent Contractor |  
gary@ljhookerct.com.au

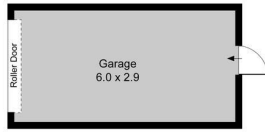
#### LJ Hooker Coolangatta | Tweed (07) 5536 5577

5/100 Griffith Street, COOLANGATTA QLD 4225

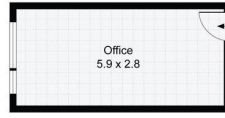
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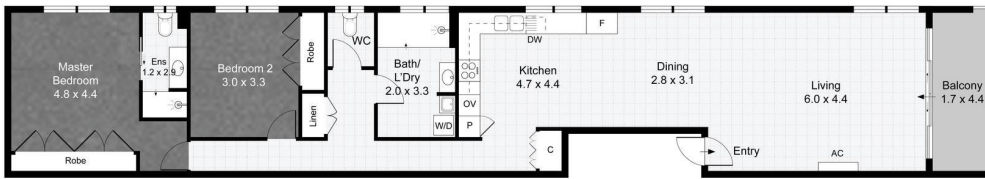
NORTH



(Not in Position)



(Not in Position)



Ground Floor

**LJ Hooker**

Coolangatta | Tweed

Gary Evenden  
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1/14 Boundary Street,  
TWEED HEADS  
NSW 2485,  
AUSTRALIA

2 Bed

2 Bath

1 Car

Internal: 109.7 m<sup>2</sup>  
Balcony: 6.2 m<sup>2</sup>  
Garage: 17.4 m<sup>2</sup>  
Office: 16.5 m<sup>2</sup>

**Total: 149.8 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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