






404/31 Florence Street, Tweed Heads

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Refined Over-55s Living in the Heart of Tweed Heads

Tucked away in a peaceful setting, Serene Living offers a quiet, stress-free lifestyle with all the comforts you need. This home is perfect for those wanting to downsize without compromise.

And the best part? You're just 290 metres, a mere stroll from the tranquil banks of the Tweed River. Whether it's a morning walk by the water or simply soaking in the peaceful surrounds, this unbeatable location delivers. Add to that a welcoming community and first-class resident facilities, and you've found the lifestyle upgrade you've been waiting for.

Features:

- Enjoy seamless climate control with full ducted air conditioning
- Stay cool naturally with ceiling fans throughout the apartment
- Sleek stone benchtops and Fisher & Paykel appliances add luxury to the kitchen
- Convenient built-in wardrobe helps keep the bedroom clutter-free
- Functional study for added versatility. Use as office, media room or 2nd bedroom
- Relaxed open-plan living that flows to the balcony
- Balcony equipped with electric outdoor blind for added privacy

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Gary Evenden
0411 966 001
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.

 **LJ Hooker**

- Soak up the morning sun with a bright east-facing outlook

Serene Living Facilities:

- Dedicated front reception
- Sports lounge & pool table
- Onsite library & media centre
- Fully equipped gym
- Corporate function room ideal for meetings and events
- Cinema room for easy, at-home entertainment
- Cafe/coffee shop for everyday convenience
- Magnesium mineral pool and hot tub available for resident use
- Hair salon within the complex for easy access to personal care
- Access to a communal rooftop terrace with stunning outlooks

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	KU0HEZ
Property Type	Unit
Including	Air Conditioning Ducted Cooling Pool Balcony Built-in-Robes Secure Parking

Gary Evenden 0411 966 001

Sales Specialist & Independent Contractor |
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LJ Hooker Coolangatta | Tweed (07) 5536 5577

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**404/31
FLORENCE STREET**
Tweed Heads

Internal Area 67m²
External Area 8m²
Total Area 75m²

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Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are not intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations.