



Tweed Heads South, 14 Water Street

Dual Living Dual Income? Stunning Water Views Close to all Major Amenities

Ultimate Riverside living in a quiet cul-de-sac location close to all amenities including shopping centres, Schools, Public transport and plenty more. Situated across the road from the Tweed River and local walking tracks, park your tinny, fish or drop in crab pots all at your fingertips and no threat of anyone building in front of you - ever! This exceptional property consisting of two separate self contained levels would suit an astute investor, a large extended family or why not live on one level and rent the other level out?

Adventurers, you will be launching your kayak within minutes. Ponderers, you have the perfect spot to throw a blanket down and read a great book or just admire the beauty around you.

Glass windows and doors along the front living areas maximise the river views and lead to the large, covered balcony running the length of the home. A great spot to relax and



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For Sale
\$1,595,000 - \$1,650,000

View
By Appointment

Contact
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LJ Hooker Coolangatta | Tweed
(07) 5536 5577

unwind, the timber balcony provides a perfect entertaining option capturing cool breezes and stunning views across the River toward Ukerebagh Island.

Here are just some of the many benefits that await you:

Downstairs

Open plan dining/living/kitchen. Upgraded kitchen equipped with an electric cooktop, electric oven, dishwasher, double fridge space, plenty of bench and storage cupboards. Separate spacious lounge with air conditioning, ceiling fan and huge storage cupboards. Rumpus room at the back, perfect for children to have their own space. Modern bathroom with a large shower and vanity. Separate toilet. Three bedrooms with ceiling fans, two bedrooms with built in wardrobes. Master bedroom with air conditioning, ceiling fan and triple built in wardrobe. Covered outdoor entertaining patio at the front. Large separate laundry. Disability friendly.

Upstairs

Huge outdoor decking to recline or entertain whilst taking in the magnificent river views. Two spacious living areas, a dining room with air conditioning and ceiling fans. Functional modern kitchen equipped with electric cooktop, wall oven, dishwasher, double fridge space, plenty of bench and storage cupboards. Three bedrooms with ceiling fans, two bedrooms with double mirrored built in wardrobes. Modern bathroom with shower over bath, double vanity and floor to ceiling tiles. Separate toilet. Large separate laundry. Polished hardwood blackbutt timber floors throughout.

Ample parking for boats, vehicles, campervan etc.

Two separate driveways, one leads to the shed.

Two large sheds

Separate electricity meters for top and bottom levels. Rates and water combined.

Plumbing and electrical has been redone.

Council rates: \$3274 per annum

Rental appraisal: \$875 plus per week for each level

Location features:

- 230 meters to Sharks South Tweed Bowls Club
- 3 minutes to Tweed City, Hoyt's movies, cafes, specialty shops, fast food, chemist, doctors, dentist the list goes on
- 2 minutes to South Tweed sports club, primary and high school
- 5 minutes to Harvey Norman, Bunnings and many other major retailers
- 7 Minutes to St James and St Joseph's schools
- 6 minutes to Dry Dock Road boat ramp
- 7 minutes to Coolangatta beaches, cafes, restaurants Coolangatta/ Tweed golf club
- 11 minutes to Gold Coast International Airport
- 14 minutes to Fingal boat ramp, Tweed hospital
- 9 minutes to Kingscliff beaches Cafes and restaurants
- 17 minutes to Tumbulgum, Husk distillery, cafes, boat ramp
- 29 minutes to Murwillumbah



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- 44 minutes to Byron Bay

Please leave your best contact number when making any enquiry.

The purchaser will be responsible for their own building and pest reports once the offer has been accepted

There is a virtual tour available upon request

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 About this Property

Property ID	KMKHEZ
Property Type	House
Land Area	655 m2
Including	Air Conditioning Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Liveability

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14 Water Street, Tweed Heads South

6

2

1

Internal: 355 m² | External: 110 m² | Total: 465 m²



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LOWER LEVEL (SELF-CONTAINED)



UPPER LEVEL

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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