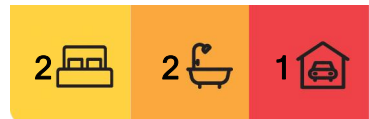




## Tweed Heads South, 6/16 Kirkwood Road

SOLD BY PAUL SHEEHAN



ATTENTION first home buyers you will save \$28,000 (approx) with the 1st home buyer stamp duty redemption.

Please note that all inspections are in NSW daylight savings time.

Positioned in a well-maintained boutique complex of 8 in Tweed Heads South, this north facing two-bedroom security apartment presents a relaxed easy care lifestyle in an ultra-convenient location. An exciting prospect for the first home buyer, downsizer or investor, it is just a stroll to Tweed City Shopping Centre, Tweed River, Schools, sports club just to name a few

Here are just some of the many benefits

- Freshly painted throughout, new carpets in the bedrooms, new toilets and vanities
- Combined lounge and dining with floating timber floors, leading out to the spacious balcony with a stunning reserve backdrop
- Functional modern kitchen with stainless steel appliances, new Bosch dishwasher, oven, electric cook top, rangehood

**For Sale**  
\$730,000 - \$800,000

**View**  
[ljhooker.com.au/KD2HEZ](http://ljhooker.com.au/KD2HEZ)

**Contact**  
**Paul Sheehan**  
0438 196 966  
[paul@ljhookerct.com.au](mailto:paul@ljhookerct.com.au)



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

**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.

- Split system air conditioning in the living and main bedroom
- Large north facing balcony overlooking the nature reserve, great for summer entertaining and BBQ's
- Two good sized bedrooms with built-in robes and ceiling fans
- Master bedroom with modern ensuite air-conditioning, built in robe light filled window and ceiling fan
- Surrounded by nature reserve and Coolangatta/Tweed Heads Golf Club
- An ideal prospect for the astute investor or first home buyer
- Secure car space and storage cage
- Intercom entry
- Internal laundry,
- solar hot water
- Low energy lighting
- Small pet door to the balcony
- Crim safe screens on the balcony
- Body corp fees of \$121.65PW (approx.) includes water, building insurance, pest inspections
- Council rates \$2925.67 PA (Approx)
- Rental appraisal \$740-\$780PW

There is no lift in the complex

Location features:

- 200 meters to Tweed City, Hoyt's movies, cafes, specialty shops, fast food, chemist, doctors, dentist the list goes on
- 3 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
- 7 minutes to Dry Dock Road boat ramp
- 8 minutes to Coolangatta beaches, cafes, restaurants Coolangatta/ Tweed golf club
- 10 minutes to Gold Coast International Airport
- 13 minutes to Fingal boat ramp, Tweed hospital
- 14 minutes to Kingscliff beaches Cafes and restaurants
- 16 minutes to Tumbulgum, Husk distillery, cafes, boat ramp
- 14 minutes to Kingscliff beaches Cafes and restaurants
- 28 minutes to Murwillumbah
- 43 minutes to Byron Bay
- 90 minutes to Brisbane

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

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



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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

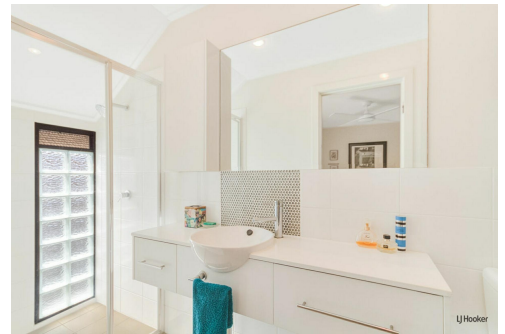
<b>Property ID</b>	KD2HEZ
<b>Property Type</b>	Unit
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Intercom Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage

**Paul Sheehan 0438 196 966**

Sales & Marketing Specialist | paul@ljhookerct.com.au

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

5/100 Griffith Street, COOLANGATTA QLD 4225  
coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au



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FLOOR PLAN

6/16 Kirkwood Road, Tweed Heads South

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.