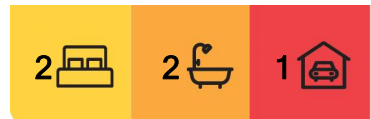




Tweed Heads West, 8/1 Carramar Drive

SOLD BY KRISTY THATCHER & JASMINE CARR



PLEASE NOTE ALL OPEN HOME INSPECTIONS ARE SCHEDULED IN NSW DAYLIGHT SAVING TIME.

For Sale
\$635,000

View
ljhooker.com.au/K8UHEZ

Nestled within the tranquil, leafy surrounds, this delightful two bedroom townhouse presents an exceptional opportunity for downsizers, retirees and savvy investors aged 55 years or over. Boasting an enviable position within the complex, this is one of very few homes offering a complete garden view and expansive private entertaining area. This is over 55's living with a difference! Strata Titled, Low Body Corporate Fees, No Exit Fees, Pets Upon Approval, don't miss the opportunity to inspect!

Contact
Kristy Thatcher
0434 398 954
kristy@ljhookerct.com.au
Jasmine Carr
0436 488 802
jasmine@ljhookerct.com.au

Enjoy your time pottering in your private sun-drenched courtyard, whilst the expansive entertaining area is covered and ideal for hosting gatherings amidst the beauty of your own flowering pots and herb garden. The rare and oversized single garage, complemented by additional workshop space, provides direct access to your exclusive Lot, ensuring



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convenience and security.

Overlooking the picturesque gardens, the open-plan living and dining area is graced with high ceilings, air-conditioning and a fan. The kitchen is fully equipped with ample cupboard and bench space, full size oven, cooktop and high on the wish list dishwasher. The downstairs bedroom features built-in robes, air-conditioning, fan and is serviced by a main bathroom complete with bath, shower, and toilet. Upstairs, doubles as an oversized master bedroom with ensuite or additional living/hobby room, enhanced by air-conditioning and stunning full length windows that invite natural light.

This freehold title property is exclusive to those over 55. It allows full entitlements with no exit fees-sell, rent, or pass it on through the family. Peaceful yet conveniently located just ten minutes from Tweed and Coolangatta's amenities, including world-class beaches and Coolangatta Airport. Seagulls Club nearby offers food and beverage options as well as entertainment, ensuring a vibrant social scene, whilst the new SPAR shopping centre, bakery and butcher are less than a 4 minute drive away, how's that for convenience.

More than a home; this is a lifestyle choice for those seeking a friendly community and independence without compromise. Representing exceptional value, this immaculate townhouse invites you to embrace a blissful retirement and a smart move for your future.

Finer Details

-Rates: \$732.55 per quarter

-Body Corporate: Approx. \$87 per week. Includes Water, Building Insurance & Maintenance of Common Grounds including gardens.

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.



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More About this Property

Property ID	K8UHEZ
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes Secure Parking

Kristy Thatcher 0434 398 954

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