

**43/1 Carramar Dr, Tweed Heads West, NSW, 2485**

base

**Unit For Sale**

Friday, 10 January 2025

43/1 Carramar Dr, Tweed Heads West, NSW, 2485

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 185 m2**

**Type: Unit**



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## Immaculate Townhouse – In a Lush Setting

Please note: Open inspections are AEDST

Set in a serene environment, this tightly held boutique community takes the word “serenity” to a whole new level. Set in tranquil leafy surrounds in a quiet cul-de-sac, here is affordable, over 55's strata title living with no entry or exit fees. It really is one of a kind.

Terranora Valley Village offers a truly unique lifestyle alternative to your average villa complex. this tightly held residential enclave is well away from the hustle and bustle, and yet, just 6 minutes to the M3 motorway.

The front patio ushers you into the air-conditioned, open plan living area. This large versatile floor space offers floor tiles throughout, plenty of shelving, timber features and a lush garden outlook courtesy of the classic floor to ceiling bay window. There are several options when it comes to furniture configuration.

The immaculate kitchen offers extensive bench-top space, updated appliances and heaps of cupboard, pantry and shelf space. Adjacent to this space is a separate laundry with linen/storage cupboard.

The bedroom on this floor is oversize and includes ceiling fan, Built-in-robe and private view of lush hillside beyond. The master bathroom offers extensive vanity and updated shower screen.

A huge point of difference here are the extra sunroom and dining area at the rear. Double brick construction, clerestory windows and lattice features offer two versatile multiple use spaces.

Other valuable features:

- Neighbours on one side only. Single common wall.
- Windows on three sides offering plenty of light.
- Extensive lush garden between the home and remote-control garage

Unique to this village is upstairs. The entire air-conditioned upper floor of the home is dedicated to a unique air-conditioned retreat with ensuite. It is really a large living space with good outlook and an airy feel. There is more than ample space for a home office, exercise equipment and so forth. Several storage cupboards provide a place for everything, and a full-width walk-in wardrobe can be easily added. Quality carpet is in place and two skylights add extra light.

The overall feel here is one of comfortable and roomy style and homely ambiance. A peaceful and private home with a sense of security.

Where to from here:

5min drive to New Spar Supermarket, Bakery, Butcher, Coffee and Bottle Shop and local “Seagulls” club

6 Minutes to M3 Freeway

11min drive to Tweed Heads/Coolangatta and first-class beaches and facilities

12min drive to Gold Coast International Airport

Regular Public Bus Transport comes through the village daily.

Rates: \$2,600 per annum (approx.)

Standard Body Corporate: \$1100 Quarterly (includes water usage, building insurance, external maintenance, upkeep of grounds and gardens)

For more information or to arrange an inspection contact Steve Riding on 0438 365 457.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.