



## 11/5-7 Newberry Parade, Brunswick Heads



### Ground Floor Villa in Brilliant Brunswick Location

OPENING BID \$860,000 ONLINE AUCTION CLOSSES 5th of April at 3pm - if not sold prior

This delightful single storey villa offers the perfect blend of comfort, convenience, and coastal lifestyle in a prime Brunswick Heads location.

Solidly built in 1982 and with plenty of space, the villa offers 127m<sup>2</sup> of living under roof with a fully renovated bathroom, separate toilet and kitchen and three generous bedrooms. The north facing living area is bright and sunny and seamlessly flows onto a small courtyard, providing outdoor space to entertain and relax.

You'll appreciate the benefits of the 1.5kW solar to reduce energy bills and two air conditioning units help stay cool in summer and warm in winter. Additionally, there's a single garage with internal access for off-street parking.

Situated in a prime Brunswick Heads location, you're just a stroll to the river, cafes, restaurants, shops, the beach, monthly markets, 20 minutes to Byron Bay, and 30 minutes to the Gold Coast.

Whether you're looking for a permanent residence, a holiday getaway, or an investment property, this villa ticks all the boxes. Don't miss out on this fantastic opportunity to embrace convenient, coastal living at its best. Contact Gary or Todd to arrange your inspection today!

Main Features:

 3  1  1

<b>Price</b>	SOLD for \$920,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1295
<b>Floor Area</b>	127 m2

#### Agent Details

Todd Buckland  
0408 966 421  
todd@byronshirerealestate.com.au  
Gary Brazenor  
0423 777 237  
gary@byronshirerealestate.com.au

#### Office Details

Brunswick Heads  
3 Fawcett St Brunswick Heads, NSW,  
2483 Australia  
02 6685 1754



- Single storey villa with 127m<sup>2</sup> of living built in 1982
- Brunswick Heads location - stroll to cafes, restaurants, shops, beach and river
- Three generous bedrooms and one modern bathroom, plus separate toilet
- Light and bright spacious living and kitchen
- North facing living area flowing onto private courtyard
- Two air conditioning units, 1.5 kW solar and a single garage
- Quality construction in a quiet complex of 12
- Fully insulated roof, including garage space
- NBN available at the property
- Strata rates \$4,538 per annum - Council rates \$3,248 per annum

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.