



☒☒Private, Leafy Family Home 100m to Beach☒☒





6
Bed

2.5
Bath

5
Car

Private, Leafy Family Home 100m to Beach!

734 Casuarina Way, Casuarina, Northern Rivers, NSW 2487 Australia



\$1,725 000



404.00 m²

Located in the sought after southern precinct of Casuarina, just 100m to the pristine beach, you will be impressed by the size of this family home!

Breathing with natural light and airflow, captured by the high vaulted ceilings and various outdoor areas taking full advantage of the northern sun, cool ocean breezes and leafy green surroundings!

A beach house with exceptional space, offering six bedrooms, two and half bathrooms and several separate living areas. This home would easily adapt to accommodate extended family or create a self contained unit downstairs (STCA).

Upstairs showcases a generous air conditioned master, en-suite with spa-bath plus 2 spacious bedrooms and a large living area connecting the kitchen, dining and two outdoor decks.

Downstairs features a second living area, three more bedrooms, spacious bathroom and laundry. There is a well landscaped backyard too, perfect for pets or a vege garden!

Excellent space for cars, boats, trailers or a caravan with a double garage and an additional driveway.

Location (approx. distances):

100m to Casuarinas Pristine Beach

2km to Coles Shopping Precinct

7km to New Tweed Hospital

19km to Gold Coast Airport

For more information or to arrange your viewing, please contact Brent or Leanne today!

Key Details

Folio Identifier	12/1027531
Zoning	R2 Low Density Residential
Rental potential	\$1,100 - \$1,200 / week permanent rental basis
Home Built	2004
Designer	Erol Sales
Land Size	589 sqm
Home size - internal	315 sqm
Home size - external	89 sqm
Living Density (sqm of home/sqm of land)	68%
Council Rates	±\$3,748

The owners have loved

- Eco style beach house with dual living options
- Generous living areas on both levels open to outdoor areas
- 2 upstairs decks provide beautiful sun-soaked areas to relax and entertain in any season
- Excellent flow-thru ventilation
- North-facing windows passively warm house in winter
- Stunning timber staircase leads to upper level with soaring ceilings
- Easy care tropical garden with rock feature wall
- 2nd driveway with room to park boat or caravan
- Pleasant, quiet neighbourhood
- 200m to Casuarina beach and playground
- 150m access to Tweed Coastal cycling/ walking path
- Xenia (Greek) restaurant 150m!
- Modern shopping centre nearby
- Beautiful beach walk to Cabarita
- A property that makes you feel like you are on holidays each & every day



734 Casuarina Way, Casuarina NSW 2487

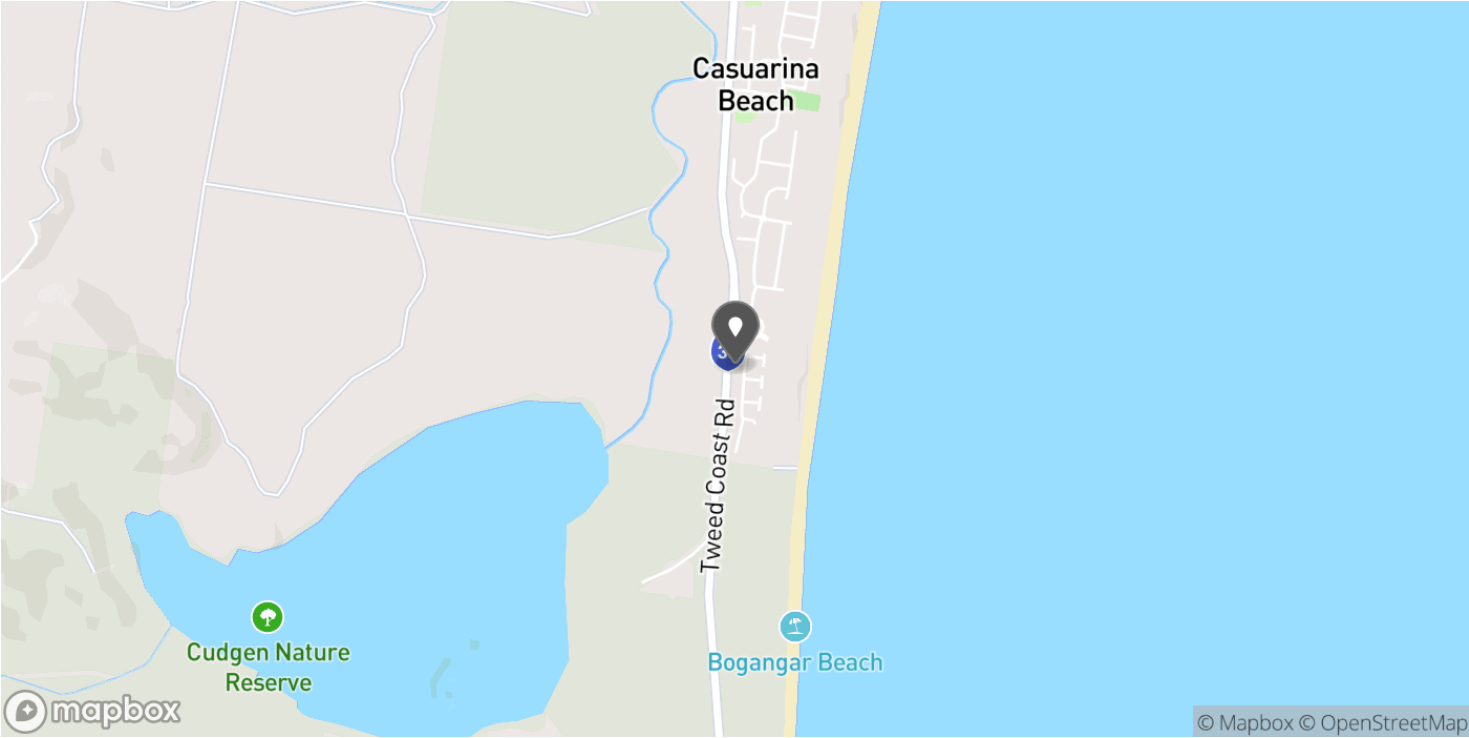
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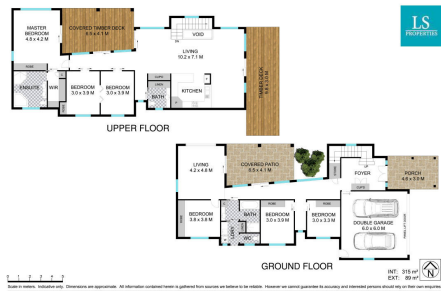




Map



Floorplan



734 Casuarina Way, Casuarina

Want to make an offer?

If you wish to submit an offer please click on the link below, which will provide you with a simple online form that can be completed and will be sent directly to the listing agent and office.

[Client's New Offer Submission](https://form.jotform.co/202018808012847)

<https://form.jotform.co/202018808012847>

Soft Contract & Relevant documents

Soft Contract

<https://files.rea-webbooks.com.au/file/wb-userfil...ract.pdf>

Rental Appraisal

<https://files.rea-webbooks.com.au/file/wb-userfil...isal.pdf>

Comparable Sales

700 Casuarina Way			
Beds	Baths	Cars	Sold Date
6	4	2	03/06/2022
Size			Sold Price
769 m ²			\$2,230,000



742 Casuarina Way, Casuarina			
Beds	Baths	Cars	Sold Date
5	3	2	05/04/2022
Size			Sold Price
585 m ²			\$1,850,000

1 Harper Court, Casuarina NSW 2487			
Beds	Baths	Cars	Sold Date
4	3	2	05/11/2021
Size			Sold Price
682 m ²			\$2,250,000

Casuarina area profile



Casuarina Beach, developed in 2001, is one of the Tweed Coast's newer beach communities. Located approximately 15 km south of the Gold Coast and positioned between the established beach towns of Cabarita and Kingscliff, Casuarina has exploded into a vibrant community of about 3 square kilometres.

Sometimes affectionately referred to as "Pleasantville" due to its quiet neighbourhoods, friendly residents, and an obvious young family orientation, it is not uncommon to see kids and families gathered on driveways and front yards for impromptu barbeques on the weekend. With a resident population of over 2,678+ people (2016 census), young families and retirees were the initial residents. However, in the last few years, professionals have realised that the 15-minute drive to the Gold Coast Airport, and proximity to Gold Coast commercial precincts, makes Casuarina a great location that combines work and lifestyle.

Casuarina's pristine beaches attract local fisherman, surfers and beach walkers, not to mention robust Australia Day beach cricket games! During the peak summer months, the "central" beach area is patrolled by lifeguards.

A recently completed neighbourhood retail hub includes a 2500sqm full-line Coles supermarket, along with 12 specialty stores and parking for 237 vehicles.

Casuarina is also home to [Surfing Australia's High Performance Centre](#), where many of Australia's elite surfers undergo state of the art physical training and coaching. Adjacent to the centre is the [Movement Gym](#), a popular gym featuring swimming, boxing, yoga, Pilates and weight training facilities, personal training and classes. Casuarina is active!

Some of our favourites eateries include.....

[Tucker](#) - breakfast hotspot

[Cubby Bakehouse](#) - breakfast with Tweed River views

[Farm & Co](#) - organic fruit and veggies + coffee shop

[Spice Den](#) – Asian spices

[Lolita's Mexican Cantina](#) – Viva Mexico!

[Jordy's Pizza](#) - awesome!

[Xenia](#) – great Greek

[Paper Daisy Restaurant](#) located in the [Halcyon House](#) (Cabarita Beach)

[The Burrow Cabarita Beach](#) - cocktails, music and more

[Nectar Juice House](#) - fresh juices, food and coffee

[Fins Restaurant](#) (Salt Village)

[Earth Beer Company](#) - local beer!

Take away options – [Izabu](#), [Thai In-fa](#)

Adjacent to Casuarina is the "Salt Village" community. Like Casuarina, Salt is a newer development established around 2005, and the two communities are linked by a bike and walking path along the beachfront, which continues all the way into Kingscliff – a well tracked walk for residents!

Salt Beach is a 1.2km stretch of pristine and uncrowded beach which is patrolled during spring and summer. Great for beach walks, fishing, surfing, or just relaxing. Salt Central Park, is the gathering area residents and visitors, and is situated between [Peppers Salt Resort & Spa](#) and [Mantra on Salt Beach Central Park](#). The retail strip includes numerous restaurants, coffee shops and retail stores.

To its immediate south is Cabarita Beach, with its array of cafes, restaurants, boutiques, medical and dental clinic, a large Woolworths shopping precinct including essential amenity stores, SLSC and of course 'The Beach Hotel' (Local Pub). Patrolled swimming area is located directly in front of 'The Beach Hotel'. Cabarita Beach has furthermore been complemented by the addition of Halcyon House – the Award-Winning Luxury 5 Star Hotel.

Just to the north of Casuarina and Salt you find the quaint but fast developing town of [Kingscliff](#). Tourists will know Kingscliff for its old worldly beach town charm, with a bustling beachfront precinct offering numerous cafes, pubs, SLSC and retailers. Music lovers will know this as the home of the 1980s band members, The Sunnyboys. The ever-popular caravan park requires bookings at least 1 year in advance! Kingscliff also offers a strong commercial presence in the area, including solicitors, architects, library, banks, ambulance/emergency services, medical centres and TAFE.

Regional Infrastructure Projects

Tweed Valley Hospital Development

On 22 May 2020, the NSW Government announced a further \$91.2 million in funding for the Tweed Valley Hospital Development bringing the total investment to \$673.2 million. The additional funding will go towards expanding clinical services as well as a co-located Health Hub and the Tweed Valley Skills Centre.

The Hospital has also been announced as one of the NSW Government's 24 priority projects to have its planning approval fast tracked, assisting with the State's economic recovery. Following the approval of the project's Stage 2 State Significant Development application on 12 June 2020, the hospital project will create opportunities for up to 650 jobs during the peak of construction.

The \$673.2 million investment in health for the Tweed Valley will deliver a brand new, leading hospital with greater capacity and capability to serve the Tweed-Byron community, as well as interim upgrades at The Tweed Hospital.

The vision for the Tweed Valley Hospital Development is to deliver a life-changing healthcare solution for the Tweed-Byron region.

You can read more [here](#).



Gold Coast International Airport Upgrade

There is about \$500 million being invested in the airport precinct, including this redevelopment and the Rydges-branded airport hotel, which is now under construction.

More detail please click [here](#)



John Flynn celebrates \$30m project completion

The highly-anticipated, \$30 million redevelopment of John Flynn Private Hospital (Tugun QLD) is now complete, giving residents in the southern Gold Coast and northern New South Wales regions the very best in health care.

Read more [here](#).



M1 Freeway Upgrade

- ☒ 155km upgraded
- ☒ 25 min reduced travel time
- ☒ 9 interchanges
- ☒ 4 rest areas
- ☒ 350 fauna connections

Project background

Woolgoolga to Ballina is the final link in the Pacific Highway, between Hexham and the Queensland border, to be upgraded to four lanes. Upgrading the Pacific Highway and carrying out safety improvements to the existing highway have brought major improvements to road conditions. These improvements support regional development and provide:

safer travel | reduced travel times with improved transport efficiency |
more consistent and reliable travel | improved amenity for local
communities.

The project includes upgrading the highway to motorway (Class M) or arterial (Class A) standard over its 155 kilometre length, nine interchanges, more than 170 bridges and more than 350 connectivity structures. It will bypass South Grafton, Ulmarra, Woodburn, Broadwater and Wardell.





Brent Savage



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With a Bachelor of Business in International Management/Digital Marketing, Brent Savage is a well-rounded professional with over 8 years experience in Sales and Marketing.

Brent travelled the world as a professional surfer while managing his studies on the road. With a passion for homes and architecture he transitioned into real estate in 2014. Brent is the Tweed Coast specialist, consistently achieving record numbers across a range of property categories. His honest negotiation style and a unique approach to marketing, along with his sphere of influence within the community, understanding of the lifestyle and natural ability to connect with people, have helped him establish a strong business in the area. He is honest, sincere and will always work hard to achieve the best possible outcome!

Brent - "I feel extremely blessed to be able to work in my backyard! Our family moved from the USA to Cabarita Beach in 2001. In 2002 my family built one of the first homes in Casuarina Beach. We have watched the Tweed Coast grow from a string of sleepy coastal villages to one of the most desirable coastal precincts in Australia, for owners and investors alike. After traveling to many of the world's premier lifestyle destinations I can honestly say that our coast is unrivalled. We have beautiful beaches, incredible surf, warm weather and the infrastructure to support future growth! There has never been a better time for buyers and owners in our market."

Brent's passion for our coast's lifestyle, market expertise and progressive approach to real estate is a recipe for success in a fast changing and dynamic industry!

Leanne Morris



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While delivering results is what I strive to do, it's the service and exceptional experience I want to provide that really motivates me. I'm on a mission to help my clients achieve their dreams and visions – one property at a time.

Leanne provides a calming presence with an ethic for hard work, impeccable professionalism, finely honed negotiation skills and a meticulous attention to detail. She understands the process required and the commitment needed to achieve the best possible result when selling your property... she will work tirelessly to ensure this occurs!

Whether Leanne is negotiating a deal, signing a contract or securing your dream home, confidence and connection underpin every aspect of Leanne's approach. She's known for her candid honesty and transparent communication, which is always delivered with a friendly smile.

From the first point of contact to final handover, Leanne ensures every 'i' is dotted and every 't' is crossed. When combined with her exceptional eye for property presentation, flair for innovative marketing and expert property knowledge, you'll know you're in very safe hands.

[2021 Agent Of The Year Kingscliff - Rate My Agent](#)

About LS PROPERTIES



As locals who have built and sold our own homes on this magnificent coast, we take great pride in helping you sell your property too! We simply treat our vendors (and buyers) the same way we expect to be treated when we sell our personal homes. We assume our clients have had past real estate experience, and simply need us to facilitate the process on their behalf with honesty, integrity, regular feedback and a healthy sale!

Negotiating excellent prices for our vendors is something we have developed our reputation on; we would be happy to share our sales record, testimonials and details to support this statement. We live amongst you, and want to see our values protected through responsible real estate transactions. We like to deliver on our promises and keep our word to maintain our healthy business which is local and very personal. We consider your timing, price expectations, market conditions and the detail of your home before we plan any marketing. When spending marketing money, we believe in focused marketing that works to highlight your home against the competition. We may seem pedantic with the preparation of your home before it goes to market, but this is just in an effort to help you achieve the best money for your home.

We can guide you each step of the way; we look forward to meeting you and representing your home to achieve an honest result!



**Casuarina
Kingscliff
Bogangar**

Disclaimer

In preparing the information contained in this document, we have used our best endeavours to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should conduct their own research to verify the information contained in this document.