

Frequently Asked Questions

14 Lakes Drive, Tweed Heads West

McGrath

REASON FOR SELLING	Upsizing and selling investment
TOTAL AREA	645 sqm
YEAR BUILT	Circa 1960 with renovations completed 2023
BUILDERS NAME	LND Build
DATE OF PURCHASE	September 2021
OWNER OCCUPIED/TENNANTED	Owner occupied
COOKTOP	900m Smeg gas stove top
SOLAR	12.45kW Solar System GoodWe
HOT WATER SYSTEM	Gas
AIR CONDITIONING	Samsung split system
POOL	9m long x 4m wide (approx)
FRIDGE CAVITY AND MEASUREMENTS	Fridge is plumped space for 1800 high x 800 wide (Please check measure yourself)
INTERNET	NBN
ZONING	R2
COUNCIL RATES	\$2,800 per year (approximately)
RENTAL ESTIMATE	\$900 - \$1,050 per week (approximately)
SECURITY AND ALARM SYSTEM	Yes, security cameras
BUILDING AND PEST AVAILABLE	Yes

SCHOOL CATCHMENT	Tweed River High School - 3.3km away Tweed Heads Public School - 4.3km away Lindisfarne Anglican Junior School - 2.6km away St Josephs College - 3.4km away
INCLUSIONS	Solar, airconditioning , oven, dishwasher, pool cleaner, curtains

Additional features

- Blackbutt timber fence and decking
- New carport and driveway, completed in January 2025
- Four skylights
- Park in the backyard with interconnecting door
- DC fans in all rooms
- Wardrobes in all rooms
- Separate laundry with linen cupboard

Additional Information/works completed

- Did not flood in 2022
- The home has undergone a complete renovation, with all original interiors removed and rebuilt. New electrical wiring has been installed throughout, along with updated stormwater connections and comprehensive internal and external plumbing upgrades. All gas connections have been newly installed by Wilco's Plumbing
- A fresh slab was poured in 2021 for the dining area (this is why the concrete is two-toned)
- Carport door quote: \$4,200 — six-week wait. White panel door with vertical lines. (We haven't proceeded due to the wait time, but the quote is ready to accept.)
- Pool plumbing, new filtration system, and renovation completed in 2023. Magnesium pool with an epoxy finish, new waterline tiles, and new tiling on the main step
- Despite being on a main road, the property is also connected to a very low-traffic cul-de-sac with an additional gate and home entrance
- Walk to SPAR, café, and bakery
- Close to Lakes Drive boat ramp