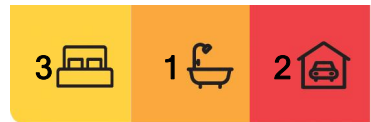




## Banora Point, 1/5 Cassia Crescent

SOLD BY PAUL SHEEHAN



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

This low set duplex on a large flat fully fenced 400m2 corner block is well located and entry level into the market. Located in a prime position, you'll be just moments from an array of amenities including shops, schools, and public transport. The vendors want this property sold NOW.

This is a MUST see, this will suit so many buyers who are 1st home buyers, investors, down sizers? properties like this do not last long. First home buyers you will save \$29,000 (approx) with the stamp duty redemption

Here are just some of the many benefits that await the astute purchaser:

- kitchen area with plenty of stone bench top and cupboard space, dishwasher, electric cook-top, oven, double sink, microwave nook, and big fridge space.
- Main living area with A/C and ceiling fan



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**  
\$760,000 - \$830,000

**View**  
[ljhooker.com.au/K6KHEZ](http://ljhooker.com.au/K6KHEZ)

**Contact**  
**Paul Sheehan**  
0438 196 966  
[paul@ljhookerct.com.au](mailto:paul@ljhookerct.com.au)

**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

- Large flat fully fenced yard with room for a pool (STCA)
- Three spacious bedrooms with built-in robes, and ceiling fans for added comfort
- Bathroom separate bath, separate shower, and single vanity
- Separate toilet
- Great for first home buyers, investors, downsizers.
- External covered back patio where you can entertain family and friends
- Easy care flooring throughout
- Single lock up garage with extra car space out the front and internal access to the home
- Laundry is situated in the garage
- LED lighting
- No body corp fees
- Separate water meter
- Large garden shed on concrete slab
- Shared building insurance
- Rates \$2950.00 PA (approx)
- Rental Appraisal: \$650-700 PW

Conveniently located and perfect for families, within a short drive or walk to local amenities, schools, and recreational facilities. Making it an ideal place to call home.

- 1 Minute or so to Early Learning Centres / Daycares
- 2 Minutes to Banora Central Shopping Centre and juniors football club.
- 3 minutes to Club Banora and shopping centre.
- 4 minutes to St Josephs and St James College.
- 5 minutes to Bunnings, Harvey Norman and other specialty shops
- 5 minutes to Pacific Coast Christian school
- 6 minutes to the boat ramp on Dry Dock Road
- 7 minutes to Tweed City Shopping Centre
- 10 minutes to north Kingscliff Beach dog off leash area
- 13 minutes to Gold Coast International Airport, beaches, cafe's restaurants, movies, shopping
- 15 minutes to Kingscliff and Fingal Head
- 45 minutes to Surfers Paradise and Byron Bay
- 90 minutes to Brisbane City

Don't let this opportunity slip away, come to the scheduled open home and see for yourself why this home is the perfect choice for you!

Properties like this do not last long!

\* PLEASE LEAVE YOU NAME AND BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY

\* THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST

The successful buyer will be responsible for their own pest and building inspection reports

There is still scope to add your personal touch.

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



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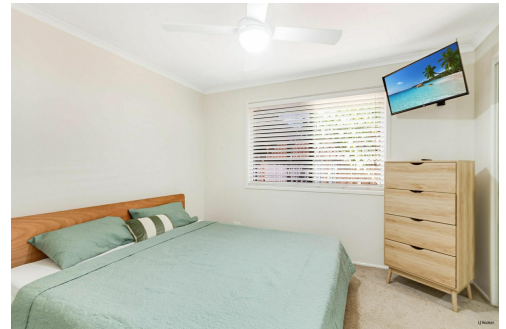
(direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. 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.

## More About this Property

<b>Property ID</b>	K6KHEZ
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

**Paul Sheehan 0438 196 966**  
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