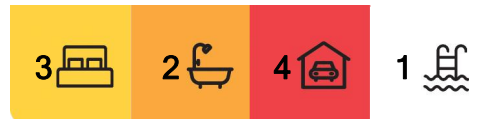




## Banora Point, 2/103 Old Ferry Road

SOLD BY PAUL SHEEHAN



**For Sale**  
\$1,100,000-\$1,200,000

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

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

\* Please leave your best contact number when making any enquiry.

What a way to start the new year in this complete-package family home in the sought after Oxley Cove. looks can be deceiving the floor plan of this home is huge.

Simply move in, relax and enjoy the views and pool, just to name a few. There's river and Mt Warning views and you're only a 80m walk to the river to throw a fishing line, drop a crab pot, walk the dogs, admire the river views to Mt Warning.

This would have to be one of Banora Point's finest hidden gems; you don't get properties like this on the market too often and when they do, they do not last long, especially in this tightly held Oxley Cove pocket. There is so much on offer to this home, you will simply have to come and look for yourselves.

Here are just some of the many benefits that await the lucky purchaser(s).



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

**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.

- Professionally painted throughout with new carpets, blinds and curtains in the bedrooms and main living areas
- Main living room with views, easy care flooring, air- conditioning, ceiling fan
- Huge entertainers kitchen (recently renovated) with views, air- conditioning, double sink, dishwasher, electric cook-top, rangehood, microwave nook, oven, pantry and plenty of bench / cupboard space and extra living space.
- Separate dining room with views
- Sunroom or home office?
- Master bedroom with ensuite, mirrored built-in robe A/C unit and ceiling fan
- Two other spacious bedrooms featuring built-in robes, ceiling fans
- Main bathroom with separate shower separate bath and vanity
- Separate toilet, convenient when family and friends visit
- Recently renovated internal laundry with easy access to the clothesline
- Massive private undercover entertainment area
- Sun-drenched inground pool with a stunning mountain backdrop
- Double lock-up garage with a separate carport with plenty of room for the toys and off-street parking
- Shed on concrete slab
- Private, fully-fenced yard, perfect for kids and pets
- 3 kw solar electricity system
  
- Rates: \$3021.75 per annum (approx.)
- Rental income: \$950-\$1000 per week (approx.)

Situated only a few metres from Tweed River and minutes' drive from local shops, schools, clubs and public transport, the location is perfect. 12 minutes to local beaches, major shopping centres, new Tweed Valley hospital and the Gold Coast International Airport. There is still scope to add your personal touches and value

Feel free to come to the scheduled open homes or call for a private inspection. There is a virtual tour available upon request.

Please note all inspections are in NSW daylight savings time. The purchaser will be responsible for their own building and pest reports once the offer has been accepted

**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 (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.



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## More About this Property

<b>Property ID</b>	KBXHEZ
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

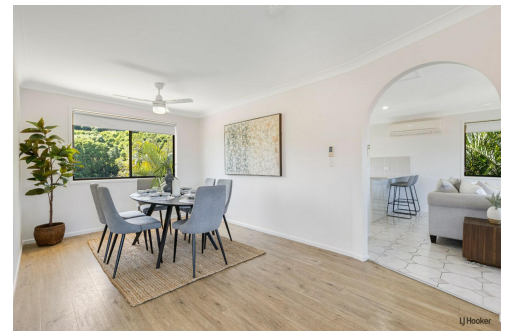
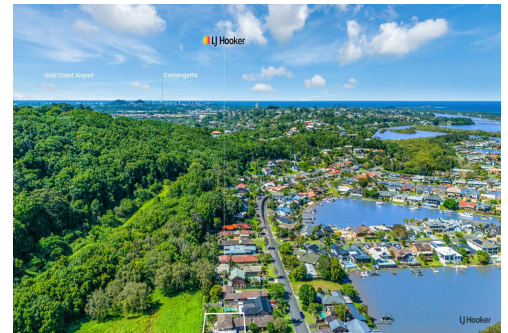
**Paul Sheehan 0438 196 966**

Sales & Marketing Specialist | paul@ljhookerct.com.au

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

5/100 Griffith Street, COOLANGATTA QLD 4225

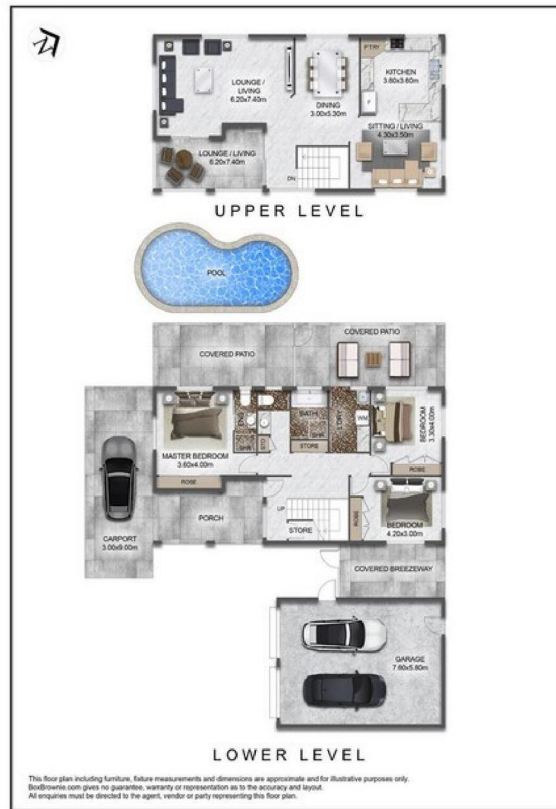
coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au



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