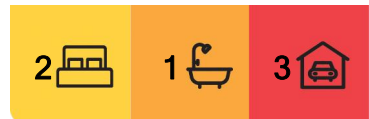




Banora Point, 2/25 Covent Gardens Way

SOLD BY PAUL SHEEHAN



For Sale
\$750,000 - \$825,000

View
ljhooker.com.au/KG9HEZ

Contact
Paul Sheehan
0438 196 966
paul@ljhookerct.com.au

This low set duplex on a flat fully fenced 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 just metres away. This is a MUST see, this will suit so many buyers who are 1st home buyers, investors, downsizers? properties like this do not last long. First home buyers you will save \$29,000 (approx) with the stamp duty redemption. The property is vacant and ready for immediate possession.

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

- Kitchen area with plenty of bench top and cupboard space, dishwasher, electric cook-top and electric oven
- Main living area with air conditioning
- Two of the spacious bedrooms with built-in robes, ceiling fans and ducted air conditioning for added comfort
- Bathroom with separate shower, separate bath and single vanity



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- Two separate toilets
- Great for first home buyers, investors and downsizers.
- Remote single lock up garage and internal access to the home plus a double carport
- Large powered shed with air conditioning
- Fully fenced for pets
- Large internal separate laundry
- No body corp fees
- Shared water meter
- Shared building insurance
- Rates \$2950.00 PA (approx)
- Rental Appraisal: \$680-\$720 PW

Conveniently located and perfect for families, within a short drive or walk to local amenities, schools, daycares 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 homes 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

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 (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



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issue, but may change.

More About this Property

Property ID	KG9HEZ
Property Type	DuplexSemi-detached
Including	Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Paul Sheehan 0438 196 966

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2 1 3

Internal: 151 m² | External: 60 m² | Total: 211 m²

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Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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