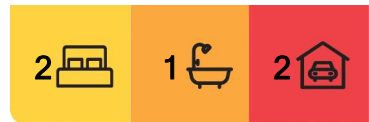




Banora Point, 2/28 Cominan Avenue

SOLD BY PAUL SHEEHAN



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

View
ljhooker.com.au/KNPHEZ

Contact
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0438 196 966
paul@ljhookerct.com.au

This recently renovated and very neat and tidy elevated duplex with stunning views on a 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. 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 where there is no stamp duty paid for a home under \$800,000. The property is vacant and ready for immediate possession.

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

- Recently renovated kitchen with great views, plenty of bench top and cupboard space, new dishwasher, electric cook-top, oven, range hood, pantry, double sink
- Main living and dining with air conditioning, easy care tiled flooring ceiling fans, flows out the balcony to enjoy magnificent views.
- Two large bedrooms with built-in robes and ceiling fans for added comfort



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(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.

- Renovated bathroom with separate shower, separate bath, double vanity and floor to ceiling tiles.
- Separate toilet
- Great for first home buyers, investors and downsizers.
- Single lock up garage and another open space is available
- Additional under house storage
- Fully fenced perfect for kids and pets
- Large backyard (exclusive use)
- Large internal separate laundry with easy access to the clothes line
- No body corp fees
- Shared water meter
- Shared building insurance
- Rates \$2950.00 PA (approx)
- Rental Appraisal: \$720-\$750 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.

- Short walk to Banora Point Primary School
- 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.
- 5 minutes to St Josephs and St James College.
- 6 minutes to Bunnings, Harvey Norman and other specialty shops
- 8 minutes to Pacific Coast Christian school
- 9 minutes to the boat ramp on Dry Dock Road
- 7 minutes to Tweed City Shopping Centre
- 6 minutes to north Kingscliff Beach dog off leash area
- 12 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 or call for a private inspection (qualified buyers only) 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 upon 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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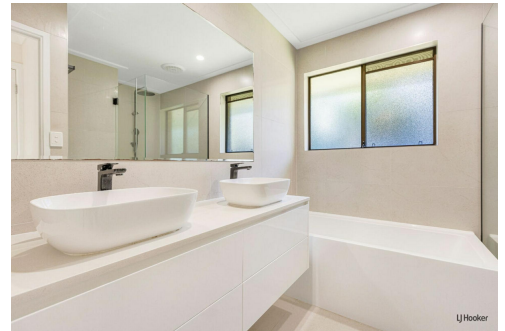
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More About this Property

Property ID	KNPHEZ
Property Type	DuplexSemi-detached
Including	Air Conditioning Toilets (1) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

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NORTH



2/28 COMINAN AVENUE, BANORA POINT

All measurements are approximate and for illustrative purposes only.
It should not be considered absolutely accurate.
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