



Banora Point, 157 Botanical Circuit

SOLD BY PAUL SHEEHAN



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

Situated in an ultra-convenient position this spacious low set family home on a flat easy-care block with two large living areas in the highly sought after Flame tree Estate is overlooking the bird life abundant lake and is ready for its new owners! This property is just a short flat walk to Banora Central shopping centre, schools, public transport, sports club and sports fields, The reluctant seller now want to hand over the reins to the next deserving family.

This is a MUST see, please don't hesitate to come to the scheduled open homes, or CALL for a private inspection properties in this estate don't last long.

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



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
\$1,220,000

View
ljhooker.com.au/K9VHEZ

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(07) 5536 5577

- Literally no matter where you are situated in the main living areas you will have a wonderful backdrop over looking the lake
- Two living areas, the main family room with which flows through to the outdoor covered entertainment area
- Spacious kitchen with breakfast bar, electric cook-top, range-hood, pantry, dishwasher, wall oven, double sink, microwave nook, plenty of bench and cupboard space
- Large light filled tiled master bedroom overlooking the lake with ensuite, large walk-in robe, and ceiling fan for added comfort
- Three other spacious tiled bedrooms have, light filled windows, and built-in robes
- Wide entry foyer
- Access for storing a caravan, boat, trailer or jet ski
- Fully fenced flat rear yard with plenty of room for the kids and pets
- Main bathroom with separate bath, separate shower, and vanity
- Separate toilet
- Large internal laundry with dryer
- Linen press
- Remote double lock-up garage with internal access and ample off-street parking
- Solar panels to help reduce energy costs
- Rates \$2982.90 PA (approx)
- Rental appraisal \$990-\$1100PW

There is still scope to add your personal touch and value should you need to?

Conveniently located within a short drive or walk to the local shopping centre, Junior's football club, Banora High School, Centaur Primary school, day care centres, public transport etc.

- 1 minutes to club Banora and Banora central shops with specialty stores
- 2 minutes to Banora High School, Centaur primary school and daycare centres
- 4 minutes to Pacific Coast School
- 6 Minutes to St Joseph's and St James College
- 7 minutes to the Tweed City shopping centre, Bunnings, Harvey Norman to name a few
- 7 minutes to Dry Dock Road boat ramp
- 15 minutes to the Gold Coast International Airport. Coolangatta beaches, shops, restaurants, cafe's, movies
- 17 minutes to Kingscliff and Fingal Head
- 45 minutes to Byron Bay
- 100 minutes to Brisbane
- House and land did not flood

Come to the scheduled open homes, or CALL for a private inspection (qualified buyers only)

Please leave your best contact number when making an on-line enquiry.

House and Land has never flooded

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



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More About this Property

Property ID	K9VHEZ
Property Type	House
Land Area	651 m2
Including	Ensuite Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

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