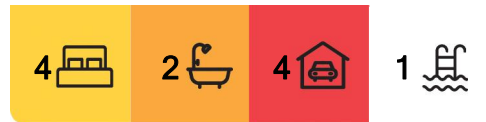




Banora Point, 183 Botanical Circuit

SOLD BY PAUL SHEEHAN



For Sale
\$1,275,000 - \$1,375,000

View
ljhooker.com.au/KD4HEZ

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

Please note all inspections are in NSW daylight savings time

Situated in an ultra-convenient position this spacious low set family home on a flat easy-care block with two large living areas and a swimming pool with a water slide is in the highly sought after Flame tree Estate 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, properties in this estate don't last long.

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

- Sparkling inground salt water pool with a water slide and a Bali hut
- Two living areas, the main family room with which flows through to the outdoor covered



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entertainment area

- Spacious kitchen with 2 pak finish electric cook-top, range-hood, pantry, dishwasher, wall oven, double sink, microwave nook, plenty of bench and cupboard space
- Large light filled master bedroom overlooking the pool with ensuite, large walk-in robe, and ceiling fan for added comfort
- A huge north facing outdoor entertaining area
- Three other spacious bedrooms have, light filled windows, built-in robes and ceiling fans
- Wide entry foyer
- Fully fenced flat rear yard with plenty of room for the kids and pets
- Main bathroom with separate bath, separate shower, and vanity
- Side access for tinny or trailer.
- 5kw solar panels, plus solar split system hot water.
- Easy care gardens
- Separate toilet
- Large internal laundry with easy access to the clothesline
- Linen press
- Remote double lock-up garage with internal access and ample off-street parking
- Solar panels to help reduce energy costs
- 227m2 internal
- 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.

- 290 meters 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.

There is a virtual tour available upon request

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



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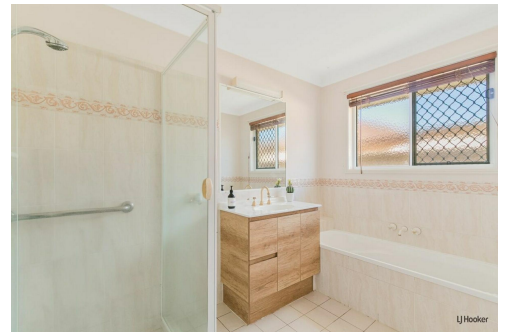
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More About this Property

Property ID	KD4HEZ
Property Type	House
Land Area	741 m2
Including	Ensuite Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

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FLOOR PLAN



SITE PLAN

183 Botanical Circuit, Banora Point

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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