



22 Bluegum Boulevard, Banora Point

## SOLD BY PAUL SHEEHAN

Welcome to 22 Bluegum Boulevard Banora Point, it is situated in a peaceful and highly sought-after tree lined area, this property is an easy walk/drive to shops, schools, clubs and sporting facilities. The current owners are looking to move interstate, with recently renovated bathrooms have just been done to name a few. Whether you are buying to nest or invest, you can't go past an opportunity like this.

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

- Sun-drenched in-ground pool with new pool fence, new pump and chlorinator
- Bali hut/gazebo with new roof, power and water can be added later?
- Spacious family kitchen with breakfast bar, stone bench tops, wall oven, cook top, range hood, dishwasher, microwave nook, double sink, pantry, plenty of bench and cupboard space
- Main living room with high raked ceilings, easy care flooring leading out to the cover deck, A/C and ceiling fan for added comfort
- Separate enclosed sunroom perfect for home office easy access to the back deck and pool area
- Large master bedroom with renovated ensuite, easy access to the undercover deck built-in robe and ceiling fan

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### FOR SALE

\$1,240,000 - \$1,290,000

### AGENTS

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### AGENCY

LJ Hooker Coolangatta | Tweed  
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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.



- Two other light-filled bedrooms with easy care flooring, built in robes and ceiling fans
- Renovated main bathroom with separate shower, large vanity, plantation shutters floor to ceiling tiling
- Large internal separate laundry with linen press
- Double remote garage with extra carport and space for a caravan/trailer/boat
- Large linen press
- Solar hot water
- Separate toilet convenient for family and friends
- Rental appraisal \$ 1050-\$1100 PW (approx.)
- Council rates \$ 3100.70 (approx)

There is still plenty of scope to put your own stamp on it, and add value, to make it your own.

Conveniently located within a short drive/ walk to the local shopping centre, Club Banora and easy access onto the M1 and over to Tweed City Shopping Centre, and only.

- 4 minutes to Centaur primary, Banora High, St James primary, St Josephs High and an assortment of daycare centres
- 5 minutes to Bunnings, Harvey Norman and many other specialty shops
- 6 minutes drive to Pacific Coast Christian school
- 10 minutes drive to Kingscliff and Fingal head boat ramp
- 12 minute to Coolangatta beaches, cafe's, restaurants, entertainment and Gold Coast International airport
- 14 minutes to Tumbulgum hotel, husk distillery and boat ramp
- 26 minutes to Murwillumbah
- 45 minute to Byron Bay
- 90 minute to Brisbane

There is so much more to this fantastic family home, you simply must come and check it out for yourselves! Come to the scheduled open homes, properties like this do not last long. Please leave your best contact number when making any enquiry.

There is a virtual tour available on request.

#### Disclaimer:

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## MORE DETAILS

Property ID KWTHEZ  
Property Type House  
Land Area 717 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Pool  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

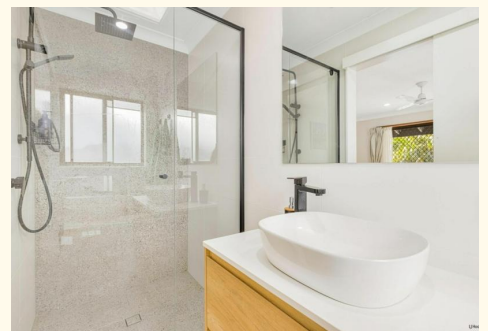
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**22 BLUEGUM BOULEVARD**  
Banora Point

Internal Area 205m<sup>2</sup>  
External Area 98m<sup>2</sup>  
Total Area 303m<sup>2</sup>

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Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are not intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations.

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