



## Banora Point, 3 Botanical Circuit

### DUPLEX PAIR ON ONE TITLE!

Presenting an unparalleled opportunity comprising of two freestanding duplexes on a single title in the sought after locale, Flame Tree Park Estate. Offering a unique blend of investment potential, dual living or spacious family living for both savvy investors, retirees and growing families. Live in one, rent the other or rent out both.

These single level duplexes on 726sqm of land with no body corporate fees are located within walking distance to Banora Central Shopping Centre. Embrace all the conveniences of a chemist, medical center, Coles, cafe, bottle shop, Twin Towns juniors and public transport a short flat walk away. Not to mention easy access onto the M1 and the short drive to the Gold Coast International airport, Coolangatta's CBD and the pristine surrounding beaches. This Banora Point gem is a rare find that caters to a lifestyle of comfort, convenience, and connectivity.

DUPLEX 1 (Ellis ST access)



**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.

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**For Sale**  
CONTACT AGENT

**View**  
By Appointment

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**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

Features good sized bedrooms with built-ins and ceiling fans, the master suite is positioned at the front of the home and the other two bedrooms towards the rear. The living area is a good size and is separate to the family / dining area which flows out to the covered alfresco entertaining area. The flat block provides ample yard space and side access from the double gate, making it perfect for extra vehicles, a caravan, a boat or trailer.

#### DUPLEX 2 (Botanical CCT access)

With a desired northern aspect and bathed in natural light the layout offers comfort and practicality. An easy flow design with split system air conditioning in both the living area and the master suite to ensure comfortable living all year round. An open plan dining area adjoining the functional kitchen with ample bench and cupboard space, a corner pantry and dishwasher. The master suite is complete with ensuite and walk in robe. Both bedrooms have built-ins and ceiling fans.

#### 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 issue, but may change.

## More About this Property

<b>Property ID</b>	KNOHEZ
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Courtyard Dishwasher Built-in-Robes Fully Fenced

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1/3 Botanical Circuit , Banora Point  
Internal: 146 m<sup>2</sup> | External: 12 m<sup>2</sup> | Approx Totl: 158 m<sup>2</sup>  
LJ Hooker

Plans shown are only indicative of layout. Dimensions are approximate.



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