



3 Shamrock Avenue, Banora Point

## SOLD BY JO LYNCH

An elevated 3-bedroom family home on a large block in Banora Point. This will appeal to many buyer groups including young families looking to upsize, or downsizers seeking a home over a single level.

This abode is full of natural light accentuated by high ceilings and timber look floors. Entertaining is easy here as your living space flows nicely to your outdoor area.

The kitchen / dining space adjoins a huge outdoor deck with a leafy outlook, a lovely place to enjoy the winter sun, or balmy summer nights.




Featuring 3 generous sized bedrooms, the master with air-conditioning and access to the main bathroom.

There is a double garage and fully fenced backyard. This is a huge block meaning neighbours are at a nice distance and you have privacy when entertaining.

This is the perfect family offering in a friendly neighbourhood and is ready now for your family to call home.

Details:

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

\$1,150,000 - \$1,200,000

### AGENTS

Jo Lynch  
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### AGENCY

LJ Hooker Coolangatta | Tweed  
(07) 5536 5577



- Living room with split system air conditioning, high ceilings
- Kitchen with 90cm stainless steel oven, gas cooktop, and range hood
- Partially covered outdoor area connecting to large rear timber deck
- Master bedroom with split system air conditioning, ceiling fan, built in robe, access to bathroom
- Bedrooms 2 and 3 with built in robes and ceiling fans
- Bathroom with bathtub, separate toilet
- Double Garage
- Laundry positioned in garage
- Fully fenced yard, safe for pets

Council Rates: approx. \$3,082 per annum  
 Rental Appraisal: \$900 - \$950 per week

**Convenient to:**

- Tweed City Shopping Centre - 4km
- Coolangatta Beach - 9km
- Kingscliff - 9km
- Gold Coast International Airport - 10km
- Tweed Hospital - 8km
- John Flynn Private Hospital - 13km

To arrange your viewing, please contact LJ Hooker Agent Jo Lynch on 0424 420 884.

**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 DETAILS**

Property ID	M8PHEZ
Property Type	House
House Size	158 m2
Land Area	808 m2

**Jo Lynch 0424 420 884**

Sales & Marketing Specialist | jolynch@ljhookersgc.com.au

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

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3 Shamrock Avenue  
Banora Point



Internal - 158m<sup>2</sup>  
Covered External - 38m<sup>2</sup>  
Total - 196m<sup>2</sup>



JO LYNCH  
0424 420 884

**LJ Hooker**  
Southern Gold Coast

This floor plan is intended for illustrative purposes only and may not accurately reflect the exact layout or dimensions of the property. All measurements and details should be independently verified. We take no responsibility for any discrepancies or errors in the information provided.

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