






31 Birnam Avenue, Banora Point

## Elevated Family Living with pool and Sweeping Views in Prime Banora Point Location

Positioned in one of Banora Point's most desirable elevated pockets, this expansive four-bedroom, three-bathroom residence delivers the perfect balance of space, privacy, and lifestyle - all framed by stunning outlooks that capture cooling breezes and scenic surrounds. Accommodation is generous, with four well-sized bedrooms including a private master retreat complete with ensuite and elevated outlook. A third bathroom adds flexibility, perfect for guests, extended family?

Key Features:

- Sun drenched in-ground pool
- Four spacious bedrooms, including master with ensuite
- Three well-appointed bathrooms for ultimate convenience
- Multiple living zones for growing families
- Elevated position capturing natural light, breezes, and views
- Large under-covered rear patio area perfect for entertaining
- Ideal layout for dual living or guest accommodation
- Double garage with additional storage
- Fully fenced backyard perfect for kids and pets
- There is still an opportunity to put your stamp on it, and add value
- Rates: \$3008.94 PA (approx)

4  3  4 

**FOR SALE**

\$1,450,000-\$1,550,000

**VIEW**

Sat 2nd May @ 11:15AM - 11:45AM

**AGENTS**

Paul Sheehan

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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.

 **LJ Hooker**

- Rental appraisal \$1100-\$1150pw (approx)

Conveniently located within a short drive to the local IGA, Coles and Woolworths shopping centres, Club Banora and easy access onto the M1 and over to Tweed City Shopping Centre.

- 3 Minutes drive to Banora Public school and Tweed River
- 7 minutes drive to St James and St Joseph's, Pacific Coast schools, Bunnings, Harvey Norman etc
- 8 minutes to Centaur primary and Banora Point High School, Juniors football club, Banora central shops
- 10 minutes drive to Lindisfarne grammar school and Terranora shopping centre
- 11 minutes' drive to Kingscliff and Fingal Head boat ramp
- 13 minutes to Coolangatta beaches, cafe's, restaurants, entertainment, Gold Coast International Airport, Tumbulgum, Husk Distillery

- 25 minutes drive to Murwillumbah
- 43 minutes to Byron Bay
- 90 minutes to Brisbane
- PLEASE LEAVE YOU NAME AND BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY
- THERE IS A 3D VIRTUAL TOUR AVAILABLE ON REQUEST
- THE USE OF AI/ VIRTUAL FURNITURE WAS USED IN SOME PHOTOS FOR MARKETING/ADVERTISING PURPOSES

The successful buyer will be responsible for their own pest and building inspection reports

**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 M91HEZ  
Property Type House  
Land Area 687 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Pool  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels  
Liveability

**Paul Sheehan 0438 196 966**

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