



## Banora Point, 32 Terranora Road

SOLD BY PAUL SHEEHAN

Please note all inspections are in NSW daylight savings time

What an investment opportunity awaiting the astute purchaser! There is already a granny flat with kitchen, huge 1119m2 block and what's even better you could build another 60m2 granny flat for the extended family or rent it out - the choice is yours.

The property has been freshly painted inside and out, new retaining wall and fences, new blinds fans, lights throughout, new hot water system DA approval for a double carport at the front of the house and a large covered deck at the rear of the home. Lemon, orange, mandarin, guava, apricot and peach seedlings room for raised veggie gardens to help become self sufficient overlooking a great view.

The current owners need to downsize and the instructions are to sell NOW.



**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.

**SOLD**

6

2

2

**For Sale**

\$1,250,000-\$1,350,000

**View**

[ljhooker.com.au/H52HEZ](http://ljhooker.com.au/H52HEZ)

**Contact**

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

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

- Stunning views over the Tweed River, Pacific Ocean and Kingscliff
- Dual Living potential with separate kitchen, bedroom and living room
- Room for a pool or a 60m2 granny flat (extended family or extra income)
- Kitchen has plenty of bench and cupboard space and ocean views
- Sun room with floor to ceiling glass that leads out to the granny flat and back yard
- Separate bath, separate shower, separate toilet
- Large living room
- Formal dining room
- Over sized laundry with internal access
- Four other bedrooms are very spacious with built-in robes
- Double lock-up garage
- Stunning polished wooden floor boards
- Solar panels to help reduce energy costs
- Open space to park the caravan, trailer, boat or jet-ski
- There is plenty of scope to value and and put your own stamp on it
- Under house storage
- Rates \$661.30per quarter (approx. pensioner discount)
- Rental appraisal \$900-\$950PW
- There is a virtual tour available on request

There is so much more to this house you simply have to come and look for yourself.

CALL for more information and possibly book a private inspection. Please leave a contact phone number when you make an enquiry.

Granny flat shipping container ideas were supplied by two specialist companies.

**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.



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## More About this Property

Property ID	H52HEZ
Property Type	House
Land Area	1119 m <sup>2</sup>
Including	Air Conditioning Toilets (2) Balcony Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Solar Panels Remote Garage

**Paul Sheehan 0438 196 966**

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32 Terranora Rd Banora Point NSW 2486

UPPER LEVEL



LOWER LEVEL

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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