



35 Kildare Drive, Banora Point

## SOLD BY PAUL SHEEHAN

I am thrilled to have the privilege of presenting this single-level brick, spacious family home situated in a fantastic location to you. The home has been freshly painted and new carpets have just been laid. Once these homes hit the market, these properties do not last long, so act to purchase now before it is too late.

This property is just a short drive to Banora shopping centres, schools, public transport, sports club and sports fields. The sellers are moving interstate and are now wanting a new family to enjoy their home!

Here's some of the many benefits that await the astute purchaser:

- Master bedroom with ensuite, large built-in robe and ceiling fan for added comfort
- Kitchen with new wall oven/grill, double sink with water filter, new dishwasher, electric cook top, range hood, microwave nook and plenty of storage cupboards
- New carpeted bedrooms, plenty of natural light throughout
- Spacious living with ceiling fan flows out to a family sunroom with easy access to the backyard
- 710m<sup>2</sup> block with room for a pool. Fully fenced perfect for children and pets.
- Two other bedrooms with built-in robes and ceiling fans

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**  
\$1,080,000 - \$1,145,000

### AGENTS

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### AGENCY

LJ Hooker Coolangatta | Tweed  
(07) 5536 5577



- Main bathroom with separate bath, separate shower and vanity
- Separate toilet convenient for family and friends
- Remote double lock-up garage with internal access
- Separate laundry with easy access to the clothesline
- Two sheds
- Rates \$2957.40 (approx)
- Rental appraisal \$950-\$990PW

There is an opportunity to put your stamp on it, and add value. You simply must come and check it out for yourselves, feel free to come to the scheduled open inspections see below for how close you are to everything.

- 1 minute walk to the stunning park and lake
- 2 minutes walk to the fenced dog parks
- 3 minutes to Club Banora, Shops, Service station, fast food, chemist, doctors, dentist
- " 4 minutes to the local IGA shopping centre and café.
- 7 minutes to Tweed City, Hoyt's movies, Harvey Norman, Bunnings and many other major retailers, Centaur and Banora High School
- 8 minutes to Dry Dock Road boat ramp
- 11 minutes to Fingal boat ramp, Tweed hospital
- 13 minutes to Kingscliff beaches Cafes and restaurants
- 13 minutes to Coolangatta beaches, Gold Coast International Airport, cafes, restaurants etc
- 14 minutes to Tumbulgum, Husk distillery, cafes, boat ramp
- 27 minutes to Murwillumbah
- 42 minutes to Byron Bay
- 95 minutes to Brisbane

Don't let this opportunity slip away. Properties like this do not last long!

- PLEASE LEAVE YOU NAME AND BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY
- THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST

**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 KQXHEZ  
Property Type House  
Land Area 710 m2  
Including Ensuite  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

**Paul Sheehan 0438 196 966**

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35 KILDARE DRIVE, BANORA POINT

 3  2  2  
Internal: 150 m<sup>2</sup> | External: 50 m<sup>2</sup> | Total: 200 m<sup>2</sup>