



Sold



35 Winders Place, Banora Point

SOLD BY PAUL SHEEHAN

I am thrilled to have the privilege of presenting this single-level, low set home to you. Homes here in this estate are rare as hens teeth to buy. Once these homes hit the market, these properties do not last long, so act to purchase now before it is too late.

The property is ready for its lucky purchaser, the instructions from the vendor is to sell NOW. What you get when you live here are fantastic and friendly neighbours that all help each other out and the street itself is very well kept, meaning everyone is house proud.

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

- Master bedroom with ensuite, walk in robe, air conditioning and ceiling fan
- Kitchen with pantry, Westinghouse wall oven/ grill, dishwasher, Schott Ceran induction cook top, range hood, microwave nook, double sink, plenty of bench and cupboard space
- Spacious living area with laminate flooring, air- conditioning, two ceiling fans with easy access to the under-covered outdoor entertainment area
- Two other spacious bedrooms with built-in robes, air conditioning and ceiling fans
- Main bathroom with separate bath, separate shower
- Powder room with single vanity and separate toilet

3 2 2

FOR SALE
\$ 980,000 - \$ 1,075,000

AGENTS

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AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

- Covered outdoor area- great for entertaining or reclining
 - Remote single lock-up garage with internal access
 - Oversized laundry with easy access to the clothesline
 - Low maintenance easy-care gardens
 - Vertical blinds throughout
 - Linen press
 - Fully fenced perfect for kids and pets
 - Solar 6.38Kw, 4 x 2.4Kw batteries
 - Solar hotwater
- Rates \$2568.75 PA (approx)
- with pensioner discount
- Rental appraisal \$950-\$980 PW

Feel free to come to the scheduled open homes

The location is perfect for the downsizers or people who simply want to relax; situated in a very quiet location, the lake itself is a flat 1.1km walk.

Moments to the closest shops with doctors, and many other specialty shops including food outlets, Club Banora, golf course, lawn bowling, tennis courts, the list goes on.

- 2 minutes to shopping centre, Golf and bowls club, tennis courts, schools
 - 5 minutes to Bunnings, Harvey Norman, Pet Barn and other major retailers
 - 6 minutes to Tweed City Shopping centre
 - 10-minute drive to Coolangatta Beach, shops, restaurants, cafes, entertainment and the Gold Coast International Airport
 - 12-minute drive to Kingscliff and Fingal Lighthouse
 - 45-minute drive to Byron Bay
 - 90-minute drive to Brisbane
- Please leave name your phone number when making any enquiry. There is a virtual tour available upon request
 - There is still scope to add your own touches and value Settlement to take place by Monday the 3rd of November

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 KV5HEZ
Property Type House
Land Area 457 m2
Including Ensuite
Air Conditioning
Toilets (2)
Intercom
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Liveability

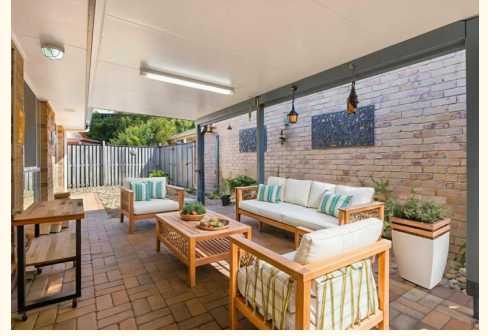
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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

**35
WINDERS PLACE**
Banora Point

Internal Area 181 m²
External Area 35 m²
Total Area 216 m²

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-  2
-  2



Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are not intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations.

