



4 Banora Hills Drive, Banora Point

SOLD BY PAUL SHEEHAN

PLEASE NOTE THAT ALL INSPECTIONS ARE IN NSW EDST

This great sized, split-level home full of character and charm sits in the heart of Banora Point. High ceilings in the main living room and walls fill the home with plenty of room for the whole family. With 2 separate living areas, room for a pool (STCA) it's vacant and ready for immediate possession the vendors instructions are to sell it NOW-

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

- Spacious family kitchen, with breakfast bar, wall oven and grill, electric cook top, dishwasher, microwave nook, double sink, pantry, plenty of bench and cupboard space
- Main lounge room with high ceilings, giving you that feeling of space and plenty of natural light
- Other spacious living/ dining area lead out to the under-covered patio area
- The entertaining space at the back of the home contains a huge undercover patio, large garden shed and plenty of grass for the families kids or favourite four legged friends. Room for a pool (STCA)
- Master bedroom with walk in robe, vanity drawer, ensuite, A/C and ceiling fan

4 3 3

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

AGENTS

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AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.



- Large sunroom off the master bedroom to take in the stunning views
- Three other light-filled bedrooms with, built in robes and one with A/C and ceiling fan
- Main bathroom with separate bath, separate shower, vanity
- Internal separate laundry with linen press
- Double remote garage with internal access
- Covered carport
- Large linen press
- Under stair storage
- Separate toilets downstairs and upstairs convenient for family and friends
- Clothes line
- The list goes on
- Rates \$797.60 per quarter (approx)
- Rental appraisal \$990-\$1050 PW

The location is very convenient

- Short walk to Banora Point Primary School
- 1 Minute or so to Early Learning Centres / Daycares
- 3 minutes to Club Banora and Woolworths shopping centre.
- 5 minutes to St Josephs and St James College.
- 5 minutes to Bunnings, Harvey Norman and other specialty shops
- 5 minutes to north Kingscliff Beach dog off leash area
- 7 minutes to Tweed City Shopping Centre
- 8 minutes to Pacific Coast Christian school
- 9 minutes to the boat ramp on Dry Dock Road
- 10 minutes to Kingscliff and Fingal Head
- 12 minutes to Gold Coast International Airport, beaches, cafe's restaurants, movies, shopping
- 13 minutes to Husk distillery and Tumbulgum hotel and boat ramp
- 27 minutes to Murwillumbah
- 40 minutes to Surfers Paradise and Byron Bay
- 90 minutes to Brisbane City

Don't let this opportunity slip away, come to the scheduled open homes or call for a private inspection (qualified buyers only) and see for yourself why this home is the perfect choice for you!

Properties like this do not last long!

- PLEASE LEAVE YOUR NAME AND BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY

There is a virtual tour available upon request

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

There is still plenty of scope to add your personal touch and value

Disclaimer:

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MORE DETAILS

Property ID M0AHEZ
Property Type House
Land Area 785 m2
Including Ensuite
Air Conditioning
Toilets (3)
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Liveability

Paul Sheehan 0438 196 966

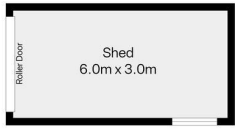
Sales & Marketing Specialist | paul@ljhookerct.com.au

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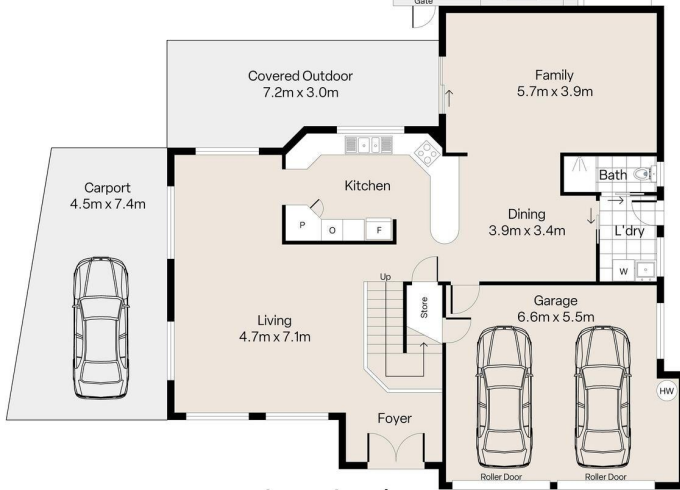
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Upper Level



Lower Level



Paul Sheehan
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4 BANORA HILLS DRIVE
Banora Point

Internal Area	263m ²
External Area	48m ²
Shed	18m ²
Total Area	329m ²

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- 3
- 3



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.

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