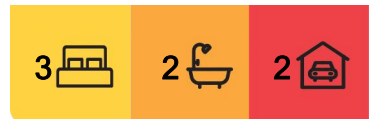


## Banora Point, 41 Winders Place

SOLD BY PAUL SHEEHAN



**For Sale**  
\$960,000 - \$1,050,000

**View**  
[ljhooker.com.au/KH0HEZ](http://ljhooker.com.au/KH0HEZ)

**Contact**  
**Paul Sheehan**  
0438 196 966  
[paul@ljhookerct.com.au](mailto:paul@ljhookerct.com.au)

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 vendors are to sell NOW.

It's vacant and ready for immediate possession.

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, ducted air- conditioning
- Kitchen with, pantry, new wall oven/ grill, new dishwasher, gas stove and range hood,



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

**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.

microwave nook, double sink, skylight, plenty of bench and cupboard space

- New carpeted living areas with ducted air- conditioning, plenty of natural light coming throughout, including skylight with easy access to the under-covered outdoor entertainment area
- Two other spacious bedrooms with built-in robes and ducted air conditioning
- Main bathroom with separate bath, separate shower, single vanity and toilet.
- Covered outdoor area- great for entertaining
- Remote double lock-up garage with internal access
- Oversized laundry with easy access to the clothesline
- Stunning, well-established easy-care gardens
- Vertical blinds throughout
- Linen press
- Fully fenced perfect for kids and pets
- Rates \$2568.75 PA (approx) with pensioner discount
- Rental appraisal \$900-\$950 PW

Feel free to come to the scheduled open home times or call for a private inspection.

(qualified buyers only)

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, hospital 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

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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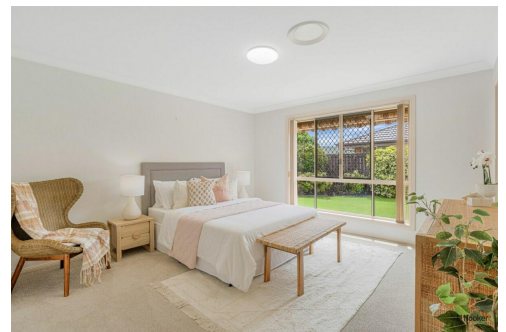
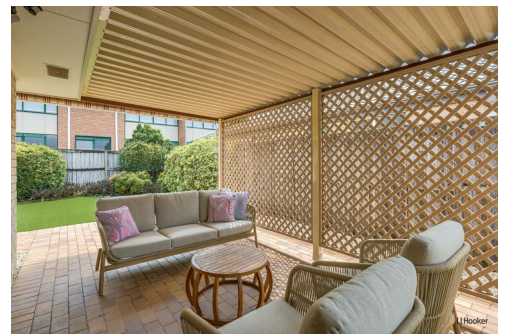
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## More About this Property

<b>Property ID</b>	KH0HEZ
<b>Property Type</b>	House
<b>Land Area</b>	462 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

**Paul Sheehan 0438 196 966**  
Sales & Marketing Specialist | paul@ljhookerct.com.au

**LJ Hooker Coolangatta | Tweed (07) 5536 5577**  
5/100 Griffith Street, COOLANGATTA QLD 4225  
coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au



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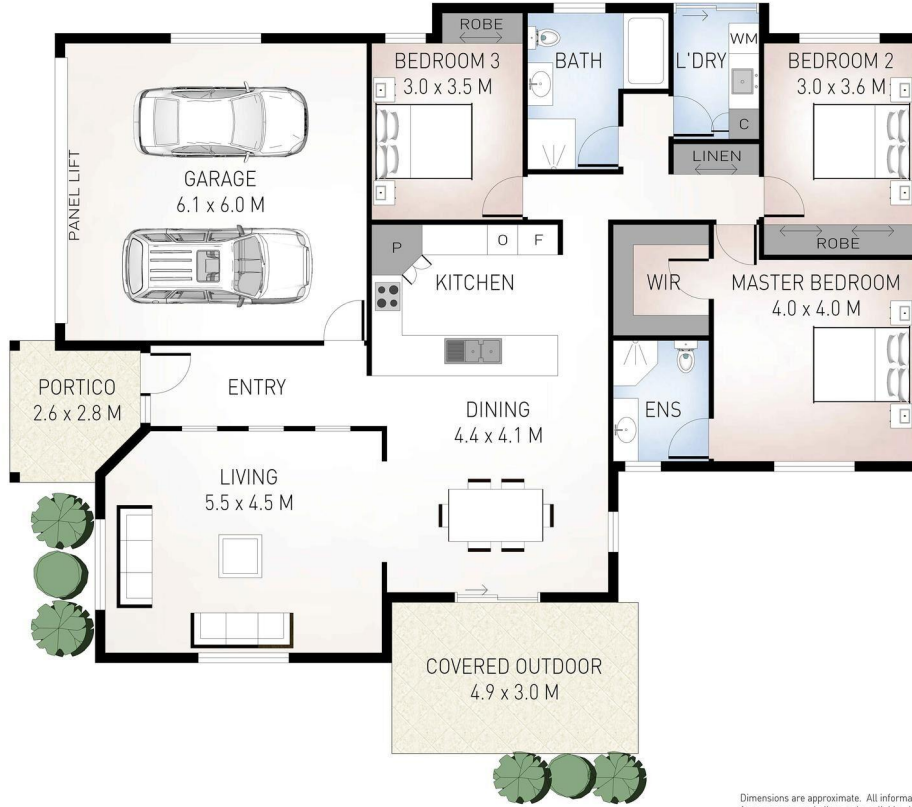
# 41 Winders Place, Banora Point

3 2 2

Internal: 173 m<sup>2</sup> | External: 21 m<sup>2</sup> | Total: 194 m<sup>2</sup>

**LJ Hooker**

Paul Sheehan 0438 196 966



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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