



5 Balmoral Walk, Banora Point

Low Set Free Standing Home in Highly Sought after Lake Kimberley Estate Area

This stunning meticulously maintained single-level, low set free standing home offers a blend of privacy, convenience and tranquillity, perfect for retirees or for those considering retirement? Cleanliness is next to godliness; The home is situated at the end of a common road within a cluster of just 9 freestanding homes ensuring a private and peaceful setting. The property boasts lovely gardens, providing a serene outdoor space. Two covered patios offer ideal spots for relaxation and entertaining.

The property is ready for its lucky purchaser, the instructions from the vendors are to sell NOW.

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

- Spacious master bedroom with ensuite, walk-in robe, air-conditioning and ceiling fan
- Stunning kitchen with pantry, wall oven and grill, dishwasher, gas cook top, rangehood, microwave nook, double sink, breakfast bar, wine rack plenty of bench and cupboard space
- Open plan carpeted living areas, ceiling fan plenty of natural light

3  2  2 

FOR SALE
\$1,180,000 - \$1,290,000

VIEW
By Appointment

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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coming throughout, with easy access to the under-covered outdoor entertainment areas

- Two other spacious bedrooms with built-in robes, and ceiling fan
- Main bathroom with separate bath, separate shower, single vanity
- Two covered outdoor areas - great for entertaining
- Remote double lock-up garage
- Oversized laundry with easy access to the clothesline
- Two linen presses
- Visitor parking
- Rates \$2890.50 PA (approx) less with pensioner discount??
- Community title fees are under \$5 per week
- Rental appraisal \$900-\$950 PW
- Low-maintenance, easy-care living-perfect for retirees, downsizers first home buyers or investors

Feel free to come to 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 your name, your phone number when making any enquiry.

There is a 3D walk through available on request

The actual address on the contract is 6/2 Wanda Court Banora Point Turn left into " Balmoral Walk" and walk all the way to the end of the driveway

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 M9FHEZ
Property Type House
Including Ensuite
Air Conditioning
Toilets (2)
Intercom
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Liveability

Paul Sheehan 0438 196 966

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Scale in metres. Indicative only. 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.

INTERNAL : 165 SQ.M.
 EXTERNAL : 33 SQ.M.



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