



## Banora Point, 5 Minerva Court

SOLD BY PAUL SHEEHAN

Welcome to this single level architecturally designed home on a flat block with stunning lake views in the highly sought Kimberley Estate. Affectionately situated in a private road called Lakeside Walk entry through Minerva Court or Liberty Place, you can simply walk out of your living room and onto the park and lake. Homes here are rare as hen's teeth to buy. Once the home hits the market, properties do not last long, so call now for a private inspection or come to the many scheduled open homes.

The property is ready for its lucky purchaser, the instruction from the vendors is to sell NOW, What you get when you live here is, fantastic friendly neighbours that all help each other out, the street itself is very well kept, meaning everyone is house proud, and of course being on the lake it can be very social, the list goes on.

Here are just some of the many benefits that await you:

- Stunning views overlooking lake Kimberley and beyond
- Tiled open plan living area to take in the views, A/C unit and ceiling fan for added comfort



**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.

3

2

2

**For Sale**

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

**View**

[ljhooker.com.au/KGKHEZ](http://ljhooker.com.au/KGKHEZ)

**Contact**

**Paul Sheehan**

0438 196 966

[paul@ljhookerct.com.au](mailto:paul@ljhookerct.com.au)

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

- Very large kitchen with views, pantry, dishwasher, wall oven and grill, gas cook-top (natural gas) microwave nook, breakfast bar, double sink, plenty of bench and cupboard space
- Master bedroom with lake views, large ensuite, large walk in robe, A/C and ceiling fan
- Bedroom two is also extremely spacious with mirrored built in robe A/C, ceiling fan.
- Oversized laundry with extra storage, internal access and easy to get to the clothesline
- Formal separate dining room with ceiling fan- could convert to a 4th bedroom?
- Bedroom 3 with lake views, built in robe and ceiling fan
- Main bathroom with separate bath, separate shower, heat lamp single vanity and toilet
- Easy care and low maintenance
- Remote double lock up garage with epoxy flooring, built in storage and internal access to the home
- Covered patio area
- BBQ area
- Nice and wide welcoming entry doors
- Roof has recently been repainted and restored
- Solar panels to help reduce energy costs
- Solar hot water
- South east facing 463m2 flat block
- linen press for added storage
- Rates \$3417.32PA (approx)
- low strata fees of \$10.82 PW - insurance not included only covers private road and lights
- Rental \$1000-\$1050PW (approx)
- House and land did not nor has ever flooded
- Home can come fully furnished if you like?

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.

- 1 minute walk to the leafy Hec Beswick Park
- 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.

- Pest and Building inspection reports are available

\*There is a virtual tour available upon request.

- There is still scope to add your own touches and value
- House and land has never flooded



**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.



Disclaimer:

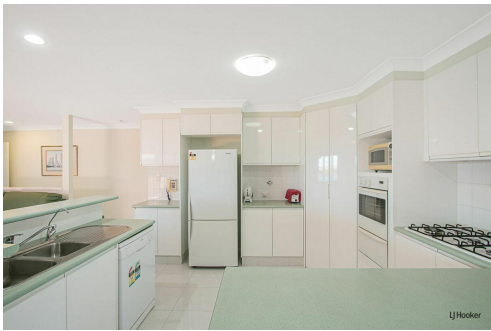
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct 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 About this Property

Property ID	KGKHEZ
Property Type	House
Land Area	463 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels 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



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.

LJ Hooker Coolangatta | Tweed  
(07) 5536 5577

# 5 Minerva Court, Banora Point

3 2 2  
Internal: 202 m<sup>2</sup> | External: 6 m<sup>2</sup> | Total: 208 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.



**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.