



## Banora Point, 5 Rosnay Court

SOLD BY PAUL SHEEHAN

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**For Sale**  
\$1,120,000 - \$1,230,000

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

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

This could possibly be Banora Point's best buy? Low set family home, on a flat block fully fenced backyard with side access, two living areas, The vendors have purchased elsewhere and the instruction are to sell NOW with a quick settlement. This will suit most types of buyers who are looking to downsize, invest, upsize, first home buyers just to name a few.

Perfectly designed for secure low-maintenance living, this freestanding single level home is privately set in a great street and neighbours it's only a short stroll to Banora Shopping Village, schools, daycare's, and a host of Lifestyle options. Featuring spacious interiors and an easy indoor/outdoor flow, this well-maintained residence is ideal for easy living in an ultra-convenient location.

Here are just some of the many benefits that await the astute purchaser  
- Well-appointed recently renovated kitchen with stone bench tops dishwasher, double



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

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sink, pantry, electric cook-top, range hood, wall oven and grill, tiled splash-back with ample cupboard and bench space

- Massive undercover patio area perfect for entertaining
- Master bedroom features,renovated ensuite walk-in wardrobe new air conditioner, ceiling fan and easy access to the undercover entertaining area and backyard
- Two large living/dining areas with study nook air-conditioning and ceiling fan
- Main bathroom with separate bath, separate shower and single vanity
- Two other spacious light filled bedrooms with built-in wardrobes one with ceiling fan
- Room for a pool (STCA)
- Low-maintenance 630m2 block with easy-care lawns, garden shed and wide side access for a caravan. boat, trailers etc which is 3.35 meters or 11 feet wide
- LED lighting throughout the house
- Automatic double car garage with internal access
- Internal laundry with easy access to the clothesline
- Fully fenced backyard perfect for kids and pets
- Superbly positioned in a nice quiet cul-de-sac
- Separate toilet convenient for family and friends
- Linen press
- Lemon tree
- New fences
- Rates \$2975PA(approx)
- Rental appraisal \$ 850-900PW (approx)
- 2 minutes to Centaur Primary, Banora High and a host of daycare centres
- 2 minutes to club Banora and local shops with specialty stores
- 3 Minutes to St Joseph's St Johns Colleges
- 4 minutes to the shopping centre, Bunnings, Harvey Norman to name a few
- 6 minutes to Dry Dock Road boat ramp
- 12 minutes to the Gold Coast International Airport. Coolangatta beaches, shops, restaurants, cafe's, movies
- 13 minutes to Kingscliff and Fingal Head
- 16 minutes to Husk, Tumbulgum hotel
- 29 minutes to Murwillumbah
- 45 minutes to Byron Bay
- 90 minutes to Brisbane

Come to the scheduled open homes, properties like this do not last long.

Please leave your best contact number when making any on-line enquiry.

There is a virtual tour available on request.

There is still scope to put your own stamp on it, add value and make it your own.

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

Disclaimer:

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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

<b>Property ID</b>	KKJHEZ
<b>Property Type</b>	House
<b>Land Area</b>	630 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

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# 5 Rosnay Court, Banora Point

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Internal: 172 m<sup>2</sup> | External: 49 m<sup>2</sup> | Total: 221 m<sup>2</sup>

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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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