



## Banora Point, 6 Blueberry Court

Modern Free Standing Low Set Family Home with Rural Views

This low set 3 bedroom free standing home with rumpus/study family home provides an idyllic haven, with a focus on effortless living and entertaining, this home is nestled in a quiet pocket of East Banora Point and overlooks lush fields of grazing cattle and wildlife.

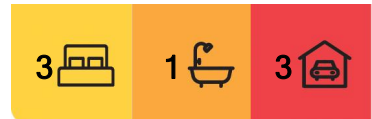
Quietly positioned in a no through road on a unique corner position, this property includes fabulous upgrades, modern kitchen and has side access for motorhome, caravan, trailer, boat or extra vehicles. This home really has the wow factor. it's vacant and available for immediate possession.

This property will suit most purchasers who are either first home buyers, downsizers and investors alike, feel free to come to the many scheduled open homes

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



**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.



**For Sale**  
\$860,000 - \$940,000

**View**  
By Appointment

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

- Free standing, low set, positioned at the end of complex, easy access with plenty of off-street parking for when family and friends visit
- Air-conditioned main living room, floating floor boards with new curtains, blinds, added ceiling fan
- Expansive and private insulated under covered rear entertaining area with an outdoor kitchen perfect for BBQ's, ceiling fan and LED lighting. Sit back, relax take in the views and roast marshmallows over a fire pit?
- Well-appointed kitchen with stone bench tops, push to open/close cabinetry, electric oven, induction cook top, tiled splash-back, LED lighting strip under the cabinetry, range hood, microwave nook and plenty of cupboard space. The kitchen flows to the dining area with easy access to the massive under covered patio area.
- Tiled dining area with A/C, pendant lighting with access to the under covered patio/entertaining area
- Study nook off the kitchen/dining
- Main bedroom with air-conditioning, mirrored built in robes, ceiling fan, stunning hanging pendant light and has dual access to the bathroom
- Two other good sized bedrooms with built-in robes, carpet and ceiling fans
- Bathroom with separate shower, separate bath and single vanity
- Fourth bedroom/media/rumpus room- (single garage was converted)
- Well maintained easy-care block with low maintenance gardens
- Wide double gate side access for motorhome, caravan, trailer, boat or extra vehicles housing a 7 metre concrete slab
- Room for a pool (STCA)
- Separate toilet for the convenience of guests
- Separate laundry
- Fold down clothes line
- Fully fenced perfect for kids and pets
- Linen press and broom cabinet
- Low body corp fees of \$54PW (approx.) includes water, public liability insurance, shared road/driveways and lighting
- Double carport
- Garden shed on concrete slab
- Security screens and the windows and doors
- Council rates \$2900 PA (Approx)
- Rental appraisal \$850-\$900PW it was recently rented at \$900 PW

Please leave your best contact number when making any enquiry.

The location is fantastic

- 2 minutes to the local café
- 5 minutes to Club Banora, shops, service station, fast food, chemist, doctors, dentist
- 7 minutes to Tweed City, Hoyts movies etc
- 8 minutes to Harvey Norman, Bunnings and many other major retailers, Centaur and Banora High School
- 10 minutes to Dry Dock Road boat ramp
- 12 minutes to Fingal boat ramp, Tweed hospital
- 13 minutes to Kingscliff beaches Cafes and restaurants
- 14 minutes to Coolangatta beaches, Gold Coast International Airport, cafes, restaurants etc
- 15 minutes to Tumbulgum, Husk distillery, cafes, boat ramp



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- 28 minutes to Murwillumbah

- 43 minutes to Byron Bay

- 95 minutes to Brisbane

There is a virtual tour available upon request

There is still scope to add your own touches and value should you choose to

House and land did not flood

Property styled with virtual furniture for marketing purposes

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

Disclaimer:

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## More About this Property

<b>Property ID</b>	KTFHEZ
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Liveability

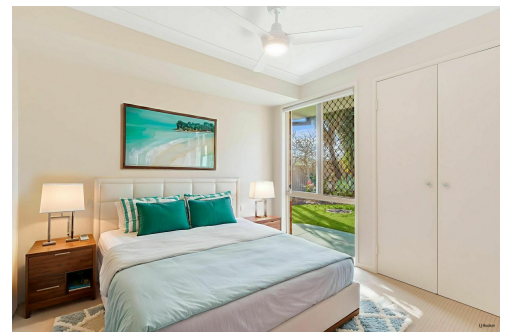
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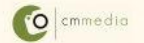
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**6**  
**BLUEBERRY COURT**  
Banora Point

Internal Area 121m<sup>2</sup>  
External Area 75m<sup>2</sup>  
Total Area 196m<sup>2</sup>

-  3
-  1
-  1



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.

