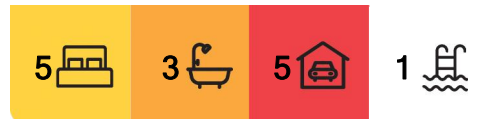




Banora Point, 6 Gleneagles Place

SOLD BY PAUL SHEEHAN



PLEASE NOTE ALL OPEN HOME INSPECTIONS ARE SCHEDULED IN NSW DAYLIGHT SAVING TIME.

Situated in an elevated position at the top of the street with sweeping views towards Coolangatta, and Banora Point, is this large family home that simply just keeps on giving, the floor plan is huge. This home is an easy walk/drive to shops, schools, clubs, and sporting facilities. The current owners are downsizing, it will be sold with vacant possession and the instructions are to sell NOW.

Here are just some of the many benefits that await the astute purchaser:

- Self contained studio unit downstairs with kitchenette, bathroom, ceiling fan, another large room for storage- perfect for a home business, extended family and friends or rent it out for extra income?
- Large fully fenced flat backyard with a pool that has a water slide
- Spacious family kitchen with breakfast bar, electric cook-top, wall oven and grill,



For Sale
\$1,350,000 - \$1,485,000

View
ljhooker.com.au/K6UHEZ

Contact
Paul Sheehan
0438 196 966
paul@ljhookerct.com.au

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.

dishwasher, double sink, microwave nook, pantry, tiled splash back with plenty of bench and cupboard space

- Master bedroom has ducted A/C, large walk in robe with full length mirrors, ensuite with double vanity and ceiling fan for added comfort.
- Very generous sized lounge and sitting room with ducted A/C a combustion fire place leading out to the covered balcony to marvel at you new surrounds
- Another 2 large bedrooms upstairs with light filled windows- full length mirrored built ins, ducted Air conditioning and ceiling fan for added comfort
- Main bathroom with separate bath, separate shower and vanity
- Generous dining area off the kitchen with ducted Air- conditioning, ceiling fan leads out to the covered balcony
- Covered balcony- perfect for entertaining
- Bedroom 4 is spacious with ducted A/C and ceiling fan
- Remote double lock up garage with internal access to the home
- Large separate carport for storing the toys?
- Large internal laundry with linen press and easy access to the clothesline
- Easy care flooring throughout the main living areas upstairs
- Separate toilet upstairs
- Two linen presses upstairs
- Large storage area under the house area
- Beautiful ocean breezes
- Rates \$2965.60 PA (approx)
- Rental appraisal \$1100-\$1200PW

There is still scope to add your personal touch.

The successful buyer will be responsible for their own pest and building inspection reports
Conveniently located within a short drive or walk to the local shopping centre, Club Banora and easy access onto the M1 and over to Tweed City Shopping Centre.

- 4 minutes drive to St James and St Joseph's schools, Bunnings, Harvey Norman etc
- 5 Minutes drive to Centaur primary and Banora Point High School, Juniors football club, Banora central shops
- 12 minutes to Coolangatta beaches, cafe's, restaurants, entertainment, Gold Coast International Airport, Tumbulgum, Husk Distillery
- 14 minutes' drive to Kingscliff and Fingal Head boat ramp
- 25 minutes drive to Murwillumbah
- 43 minutes to Byron Bay
- 90 minutes to Brisbane

* PLEASE LEAVE YOU NAME AND PHONE NUMBER WHEN MAKING ANY ENQUIRY

* THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST

The purchaser will be responsible for their own building and pest reports once the offer has been accepted

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



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.

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	K6UHEZ
Property Type	House
Land Area	932 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

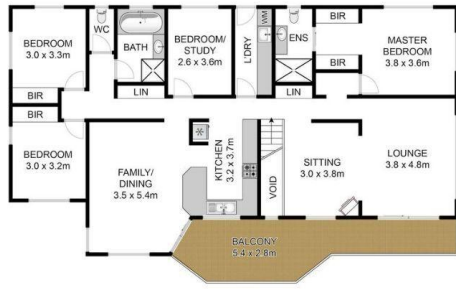
Paul Sheehan 0438 196 966
Sales & Marketing Specialist | paul@ljhookerct.com.au

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

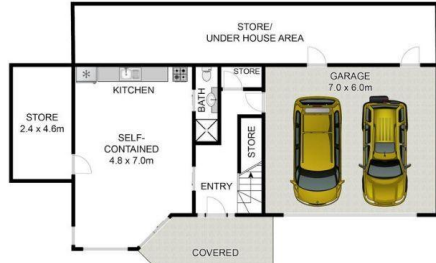


LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.



FIRST FLOOR



GROUND FLOOR



SITE PLAN

Approx. Internal Area 308m²
 Approx. Land size 932m²

Whilst Media Abode has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



Paul Sheehan
 0438 196 960 | Hooker

6 Gleneagles Place

Banora Point



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.