



6 Wanda Court, Banora Point

SOLD BY PAUL SHEEHAN

PLEASE NOTE ALL INSPECTIONS ARE IN NSW DAYLIGHT SAVINGS TIME

6 Wanda Court- is on the CLIFTON WALK SIDE.

This single-level, low set free standing home offers a blend of privacy, convenience and tranquility, perfect for retirees or for those considering retirement, downsizers, first home buyers and investors alike. The home is situated within a cluster of just 10 homes ensuring a private and peaceful setting. The property boasts 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, ceiling fan for added comfort
- Large kitchen/ dining with air-conditioning, pantry, tiled splash back, wall oven and grill, dishwasher, gas cook top, rangehood, microwave nook, double sink, large bench/breakfast bar, wine rack, plenty of cupboard / draw space
- Open plan carpeted living area, ceiling fan plenty of natural light coming throughout, with easy access to the under-covered outdoor

3 2 1

FOR SALE

\$1,050,000-\$1,150,000

AGENTS

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AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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

- entertainment area
- Tiled dining area leads out to the under cover patio
- Two other spacious bedrooms with built-in robes, and plenty of natural light
- Main bathroom with separate bath, separate shower, single vanity
- Two covered outdoor areas - great for entertaining
- Remote single lock-up garage with covered access.
- Oversized laundry with linen press and easy access to the clothesline
- Two linen presses for extra storage
- Security gate with intercom
- Visitor parking
- Rates \$2568.75 PA (approx) with pensioner discount
- Rental appraisal \$900-\$950 PW
- Low-maintenance, easy-care living-perfect for retirees, downsizers, first home buyers or investors

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.

- 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 still scope to add your own personal touches and value of course

The actual address on the contract/ google maps is 7/3 Wanda Court Banora Point

Turn right into " Clifton Walk" and walk/ drive down the driveway to number 6

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

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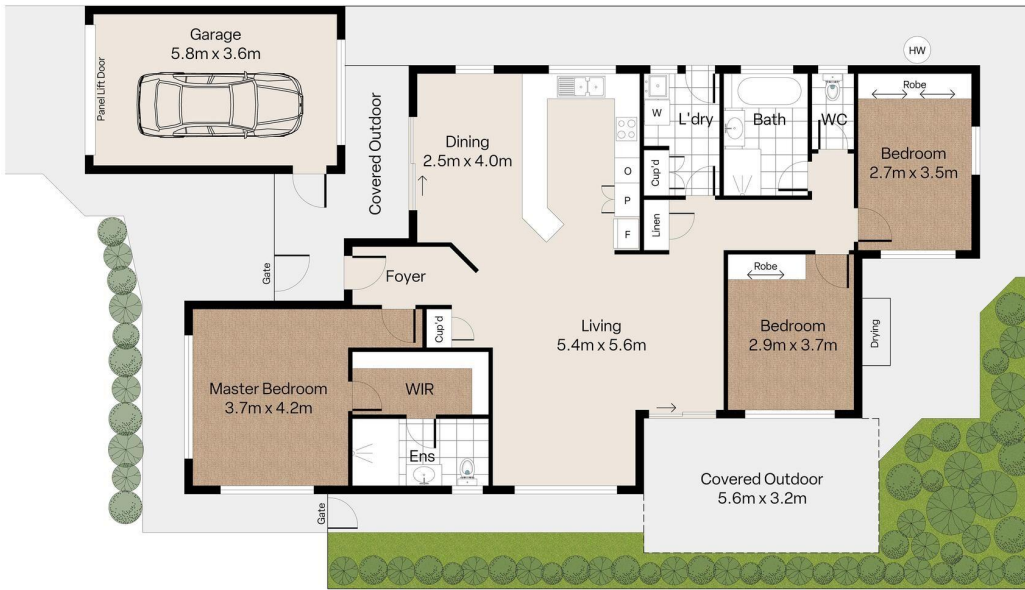
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6 WANDA COURT
Banora Point

| | |
|-------------------|--------------------------|
| Internal Area | 141 m ² |
| External Area | 29 m ² |
| Garage | 21 m ² |
| Total Area | 191 m² |

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-  2
-  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.