



Banora Point, 7 Blueberry Court

SOLD BY PAUL SHEEHAN

Attention 1st home buyers you will save approximately \$31,000 with the NSW stamp duty redemption.

This low set 3 bedroom free standing home with rumpus/study property 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, this property includes fabulous upgrades, professionally painted, new upgraded deck and new ceiling fans, just to name a few

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

3

1

2

For Sale

\$785,000 - \$860,000

View

ljhooker.com.au/KC9HEZ

Contact

Paul Sheehan

0438 196 966

paul@ljhookerct.com.au

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

- Professionally painted throughout
- Low set near end of complex easy access with plenty of off-street parking
- Air-conditioned open plan living with free-flowing interiors and a cleverly designed layout
- Expansive and private undercover rear entertaining area
- New seated decking area -sit back, relax take in the views and roast marshmallows over your fire pit?
- Well-appointed kitchen with views, oven pantry, double sink, electric cook-top plenty of bench and cupboard space
- Main bedroom with air-conditioning and built in robes
- Two other good sized bedrooms with built-in robes, carpet and ceiling fans
- Fourth bedroom/media/rumpus room-(garage was converted)
- Huge double car space one with covered carport
- Well maintained easy-care block with low maintenance gardens
- 6KW solar system to help reduce energy bills
- Low body corp fees of \$54PW (approx.) includes water, public liability insurance, shared road/driveways and lighting
- Shed on concrete slab
- Council rates \$2900 PA (Approx)
- Rental appraisal \$740-\$780PW

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
- 28 minutes to Murwillumbah
- 43 minutes to Byron Bay
- 95 minutes to Brisbane

There is still scope to add your own touches and value

House and land did not flood

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

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



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.

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	KC9HEZ
Property Type	House
Including	Air Conditioning Toilets (1) Courtyard Deck Outdoor Entertaining Built-in-Robes Fully Fenced 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



7 Blueberry Court, Banora Point

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

LJ Hooker