



8 Curtawilla Street, Banora Point

## SOLD BY PAUL SHEEHAN

PLEASE NOTE ALL INSPECTIONS ARE IN NSW EDST

This fantastic four-bedroom, two-bathroom family home offers the perfect blend of comfort, space, and lifestyle, set in an elevated position with stunning views and a private in-ground swimming pool. Designed with family living in mind, the home features generous open-plan living and dining areas high raked ceilings filled with natural light, seamlessly connecting to the outdoor entertaining space. The kitchen is well appointed with quality appliances, ample storage, and a breakfast bar ideal for busy mornings or casual meals. The master bedroom includes a walk-in wardrobe/ office and private ensuite, while the remaining three bedrooms are spacious and well positioned, serviced by a central family bathroom with a deep bath and separate shower.

Step outside to your own private oasis, where the pool and entertaining area are perfectly positioned to enjoy the panoramic views, making it ideal for relaxing afternoons or hosting family and friends.

Additional features include ducted air conditioning, secure parking, large fully fenced backyard and a family-friendly layout. There's another part of the backyard which is elevated and you could possibly put a granny flat there (STCA) for extended family/ friends or rental income to supplement the mortgage? Located close to schools, shops, and local amenities, this home offers

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**FOR SALE**  
\$1,275,000-\$1,375,000

### AGENTS

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### AGENCY

LJ Hooker Coolangatta | Tweed  
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an exceptional lifestyle opportunity in a sought-after setting.

Here's a few more benefits that await the astute purchaser(s)

- High raked ceilings in the main living/ dining area with romantic wood fired combustion heater for the cooler months leading out the the expansive covered deck
- Kitchen with breakfast bar, oven, electric cook-top, pantry, rangehood, double sink, fridge space and plenty of bench top and cupboard space leads out the deck area
- Stunning, private inground pool and undercover outdoor entertaining, ideal for alfresco dining or entertaining family and friends
- Another three spacious bedrooms with built in wardrobes, ducted A/C and ceiling fans
- Double lock up garage with bar area with more parking available in the driveway and plenty of off street parking
- Main bathroom with separate deep bath, separate shower, single vanity
- Laundry with internal access
- Separate toilet
- BBQ area
- Solar panels to help reduce power bills (8KW)
- Two sheds
- Linen press
- Rates: \$3100.60 PA (approx) -
- Rental appraisal \$1100-\$1200pw (approx)
- 3 Minutes drive to Banora Public school and Tweed River
- 7 minutes drive to St James and St Joseph's, Pacific Coast schools, Bunnings, Harvey Norman etc
- 8 minutes to Centaur primary and Banora Point High School, Juniors football club, Banora central shops
- 10 minutes drive to Lindisfarne grammar school and Terranora shopping centre
- 11 minutes' drive to Kingscliff and Fingal Head boat ramp
- 13 minutes to Coolangatta beaches, cafe's, restaurants, entertainment, Gold Coast International Airport, Tumbulgum, Husk Distillery
- 25 minutes drive to Murwillumbah
- 43 minutes to Byron Bay
- 90 minutes to Brisbane
- Don't let this opportunity slip away, come to the scheduled open homes or call for a private inspection (qualified buyers only) and see for yourself why this home is the perfect choice for you!
- " There is still an opportunity to put your stamp on it, and add value -
- " PLEASE LEAVE YOU NAME AND BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY \* THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST —
- successful buyers will be responsible for their own building/pest inspection reports

#### Disclaimer:

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## MORE DETAILS

Property ID M2PHEZ  
Property Type House  
Land Area 914 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Pool  
Courtyard  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Liveability

**Paul Sheehan 0438 196 966**

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FIRST FLOOR PLAN



GROUND 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.

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