

## Banora Point, 86 Glen Ayr Drive

SOLD BY PAUL SHEEHAN

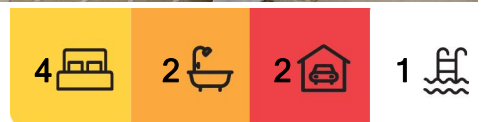
PLEASE NOTE ALL OPEN HOME INSPECTIONS ARE SCHEDULED IN NSW DAYLIGHT SAVING TIME.

Situated in an elevated ultra-convenient position this spacious low set family entertainer home on a 785m2 easy care block with two large living areas- flat yards for the kids/pets in the highly sought after family orientated street that has much to offer. This property boasts district views, beautiful ocean breezes and is just a short flat walk to most of your daily needs. The vendors are motivated they have purchased elsewhere.

You could be hard pressed to find a better value family entertainer home on the market in Banora Point now? Looks can be deceiving from just trying to look at the front of the family home which is very private.

There's so much more to this family home, here are just some of the many benefits that await the astute purchaser:

- The home has just been professionally painted and there's ducted air-conditioning throughout



**For Sale**  
\$1,150,000-\$1,265,000

**View**  
[ljhooker.com.au/K5PHEZ](http://ljhooker.com.au/K5PHEZ)

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

- Stunning sun drenched in-ground pool with new glass balustrades, decking and a large fence for privacy
- Large natural light filled master bedroom with ensuite, walk-in robe, ducted A/C and ceiling fan for added comfort and direct access to one of the under covered entertaining areas
- Spacious kitchen overlooking the pool and entertainment area with plenty of bench top space, gas cook-top, range-hood, pantry, dishwasher, built-in oven and grill, double sink, with easy access to the tiled dining/ living area
- large family room, with ducted A/C, LED lighting, ceiling fan and directly flows through to another outdoor covered entertainment area and swimming pool
- Three other generous sized bedrooms with light filled windows, built ins, ducted A/C, ceiling fans and LED lighting
- Wide entry foyer with direct access to the family room
- Fully fenced flat rear yard with plenty of room for the kids and pets
- 6.8KW or 24 solar panels to help reduce energy costs
- Main bathroom with separate bath, separate shower, and vanity
- Separate toilet convenient for family and friends and easy access from the pool area
- Internal laundry with linen cupboard, and extra cupboards
- Remote double lock-up garage with internal access
- Linen press
- Rates \$3084.45 PA (approx)
- Rental appraisal \$ 990-\$1100PW (approx)
- School bus drives on the street

Conveniently located within a short drive or walk to the local IGA shopping centre, Club Banora and easy access onto the M1 and over to Tweed City Shopping Centre.

- 4 Minutes drive to Centaur primary and Banora Point High School, Juniors football club, Banora central shops
- 5 minutes drive to St James and St Joseph's, Pacific Coast schools, Bunnings, Harvey Norman etc
- 7 minutes drive to Lindisfarne grammar school and Terranora shopping centre
- 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 BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY

\* THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST

The successful buyer will be responsible for their own pest and building inspection reports  
There is still scope to add your personal touch.

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



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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   | K5PHEZ  |
| Property Type | House   |
| Land Area     | 785 m <sup>2</sup>  |
| Including     | Ensuite<br>Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (2)<br>Pool<br>Courtyard<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Liveability |

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Plans are indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

86 GLEN AYR DRIVE, BANORA POINT

 4
  2
  2  
 Internal: 196 m<sup>2</sup> | External: 71 m<sup>2</sup> | Total: 267 m<sup>2</sup>

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