



8/15 Avondale Drive, Banora Point

Free Standing Low Set Home in Convenient Location

PLEASE NOTE ALL INSPECTIONS ARE IN NSW EDST
Perfectly designed for secure low-maintenance living, this freestanding single level home is privately set in a small, gated complex, and is only a short stroll to Banora Shopping Village and a host of Lifestyle options. Privately positioned at the front of the complex and featuring spacious free-flowing interiors and an easy indoor/outdoor flow, this residence is ideal for easy living in an ultra-convenient location.

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

- Air-conditioned, tiled, open plan living with freshly painted interiors leading out to the under cover patio/ entertaining area
- Spacious free-flowing design with well-maintained inclusions and plenty of natural light
- Central well-appointed kitchen with pantry, electric appliances, and ample cupboard space
- Master bedroom features, a private covered patio area, ensuite walk-in wardrobe and ceiling fan for added comfort
- Three carpeted bedrooms with built-in wardrobes
- Bedroom 2 has a private courtyard, and ceiling fan

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.

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FOR SALE
\$1,080,000 - \$1,200,000

VIEW
Sat 21st Feb @ 9:15AM - 9:45AM

AGENTS
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AGENCY
LJ Hooker Coolangatta | Tweed
(07) 5536 5577

 **LJ Hooker**

- Level low-maintenance 319m2 block with easy-care gardens and covered outdoor entertaining areas
- Automatic double car garage with internal access and loads of storage space
- Internal laundry with linen press
- Fully fenced perfect for kids and pets
- Superbly positioned with a sunny aspect in a boutique complex of 8 residences
- A comfortable level stroll to schools, shops, doctors, clubs and public transport
- Rates \$3082PA (approx)
- Currently rented at \$790PW
- Low body corp fees \$33PW including water (approx)
- 2 minutes to club Banora and local shops with specialty stores
- 4 minutes to the shopping centre, Bunnings, Harvey Norman to name a few
- 6 minutes to Dry Dock Road boat ramp
- 12 minutes to the Gold Coast International Airport. Coolangatta beaches, shops, restaurants, cafe's, movies
- 13 minutes to Kingscliff and Fingal Head
- 45 minutes to Byron Bay
- 90 minutes to Brisbane

Please note that AI/ virtual furniture has been used for marketing purposes photos are from a previous marketing campaign and to protect the current tenants privacy

Please leave your best contact number when making an on-line enquiry.

There is a virtual tour available on request.

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 M3SHEZ
Property Type House
Including Ensuite
Air Conditioning
Toilets (2)
Intercom
Courtyard
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Liveability

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PAUL SHEEHAN 0438 196 966



Scale in metres. 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.



INTERNAL : 158 SQ.M.
EXTERNAL : 25 SQ.M.



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Banora Point cmmedia

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