



146/67 Winders Place, Banora Point

SOLD BY PAUL SHEEHAN

PLEASE NOTE THAT ALL INSPECTIONS ARE IN NSW DAYLIGHT SAVINGS TIME

- Please note that all inspections are by appointment only and you need to park in the visitor's car park at reception.

Properties in the resort are highly sought-after, so do not delay your interest!

- There are no entry / exit fees or stamp duty.

This beautiful villa on Sunset Avenue is also pet friendly! A short stroll to shops, public transport and Club Banora. Everything you could need is right at your fingertips.

The property features include but are not limited to:

- Spacious Kitchen with combined dining area, Chef 4-burner electric cook-top, Westinghouse range hood, Chef wall oven, tiled splashback, double sink, microwave nook, pantry, breakfast bar, plenty of bench and cupboard space
- Master bedroom, with light filled window, mirrored built-in robes, and ceiling fan for added comfort
- Spacious living area with high ceilings, air-conditioning unit (only 2 years old), ceiling fan, carpet and vertical blinds
- Sun-drenched decking at the front and new outside blinds

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
\$565,000-\$605,000

AGENTS

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AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

 **LJ Hooker**

- Another spacious bedroom with built in robe and ceiling fan
- Separate shower with vanity
- Separate toilet convenient for family and friends
- Separate laundry with easy access to the collapsible clothes line
- Large linen press
- A secure private rear courtyard to enjoy outdoor entertaining
- Small garden shed
- Remote garage with internal access to the home

This property must be seen to be appreciated

- You must be over 50 to live here
- You must be an owner occupier, cash purchaser - no investors
- Body corporate fees: \$447.24 per fortnight. Rent assistance on management fees applies depending on circumstances, starting at \$130 per fortnight

The resort facilities and activities include but are not limited to:

- Secure, gated entry
- Landscaped gardens and outdoor lawn bowling green
- Sparkling inground pool and spa facilities
- Gymnasium equipment and fitness classes
- Access to doctors and chemist next door to the resort
- Picnic and BBQ areas for residents and guests
- Croquet court, indoor/ outdoor bowling, table tennis and snooker/pool tables
- Community hall offering a kitchen & numerous musical instruments
- Hairdressers, masseuses & acupuncture treatments available
- Monthly dinner & dancing evenings plus much more to enjoy
- Residential live in management
- Lake Kimberley is just across the road the the resort entrance - the lake itself is a 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 and best contact number when making any enquiry.

There is a virtual tour available upon request

- There is still scope to add your own touches and value

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 KW2HEZ
Property Type Retirement
Including Air Conditioning
Toilets (1)
Pool
Courtyard
Deck
Gym
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Liveability

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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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