



Sold



160/67 Winders Place, Banora Point

SOLD BY PAUL SHEEHAN

- 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, pantry, double sink, 4-burner electric cook-top, range hood, wall oven, microwave nook, breakfast bar, plenty of bench and cupboard space
- Master bedroom featuring mirrored built-in robes, ceiling fan and a ranchslider opening to the verandah
- Spacious air-conditioned living room, ceiling fan, curtains, security screens, ideal for relaxation or entertaining guests
- Large covered entertaining area surrounded by a lovely low-maintenance garden with pull down privacy blinds
- A side verandah adds extra charm and functionality, leading to the

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FOR SALE
\$570,000 - \$600,000

AGENTS

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AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.



backyard

- Another spacious bedroom with built in robe and ceiling fan
- Bathroom with separate shower, bath, and vanity
- Separate toilet convenient for family and friends
- Internal laundry with easy access to the clothesline
- Remote garage with internal access to the home and storage room off the garage
- Small pet door/flap on the main entrance door
- Front lawn maintained

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
- Picnic and BBQ areas for residents and guests
- Croquet court, indoor/ outdoor bowling, table tennis and snooker/pool tables
- Baby grand piano
- Community hall offering a kitchen & numerous musical instruments
- Hairdresser on site
- Monthly dinner & dancing evenings plus much more to enjoy
- Private mail boxes including outgoing mail
- 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 name your phone number when making any enquiry.
- 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	KSZHEZ
Property Type	Retirement
Including	Air Conditioning
	Toilets (1)
	Pool
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability

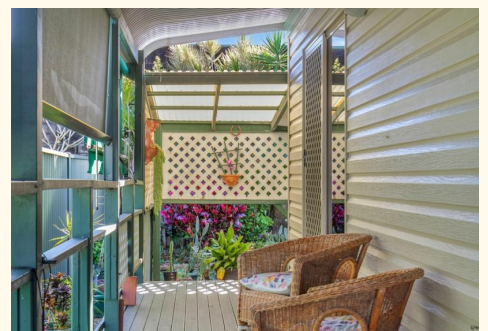
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**160/67
WINDERS PLACE**
Banora Point

Internal Area	90m ²
External Area	37m ²
Garage/Storage	35m ²
Total Area	162m²

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Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are not intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations.