



## Banora Point, 10/17-21 Monterey Avenue

SOLD BY PAUL SHEEHAN



PLEASE NOTE ALL INSPECTIONS ARE NSW DAYLIGHT SAVINGS TIME

Attention 1st home buyers you can save \$31,000 with the new stamp duty redemption.

Move in before Christmas if you're quick enough?

Located in a prime position, you'll be just moments from an array of amenities including; shops, schools, and public transport. This Banora Point townhouse is perfect for those seeking a lifestyle of convenience. The property is vacant and ready for it's new owners- with settlement ASAP

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

- Spacious open plan living/kitchen/dining area with high ceiling and ceiling fan leading out to the covered patio area
- Master bedroom with ensuite, walk -in robe, balcony and ceiling fan for added comfort
- Kitchen with pantry, double sink, electric cook-top. oven, range hood, plenty of bench and cupboard space
- Set over two levels, the home offers three bedrooms and two bathrooms three toilets

**For Sale**

\$695,000 - \$760,000

**View**

[ljhooker.com.au/K9GHEZ](http://ljhooker.com.au/K9GHEZ)

**Contact**

**Paul Sheehan**

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

**Disclaimer:** 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.

- Main bathroom with separate shower, separate bath single vanity and toilet
- Front and rear courtyards
- Two other spacious bedrooms with built-ins one bedroom with a balcony
- Internal laundry with toilet downstairs
- Single lock-up garage with internal access
- Plenty of under-stair storage
- Large shed
- Great for first home buyers, investors, owner occupiers, downsizers
- Pet friendly
- clothes line
- Rates \$2927.55 PA
- Low BC fees \$1300 per quarter (approx) that includes water, building insurance, termite inspections
- Rental appraisal \$720-\$760PW
- 37 townhouses in the complex
- 3 minutes to Club Banora and shopping centre
- 4 minutes to Bunnings, Harvey Norman and other specialty shops
- 6 minutes to the boat ramp on Dry Dock Road
- 7 minutes to Tweed City Shopping Centre
- 13 minutes to Gold Coast International Airport, beaches, cafe's restaurants, movies, shopping
- 15 minutes to Kingscliff and Fingal Head
- 45 minutes to Surfers Paradise and Byron Bay
- 90 minutes to Brisbane City

Don't let this opportunity slip away, come to the scheduled open home and see for yourself why this home is the perfect choice for you!

Properties like this do not last long! There is still plenty of scope to add your own touches and value.

Please leave your name and best contact number when making any enquiry.

There is a virtual tour available upon 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.



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## More About this Property

<b>Property ID</b>	K9GHEZ
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Toilets (3) Courtyard Balcony Deck Outdoor Entertaining Built-in-Robes Secure Parking Liveability

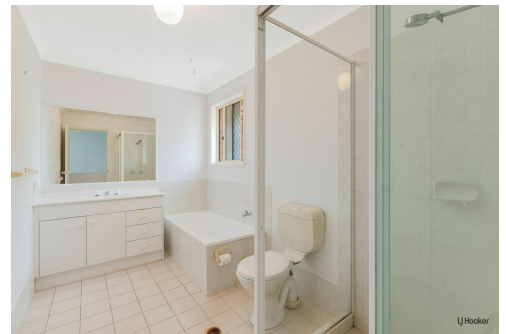
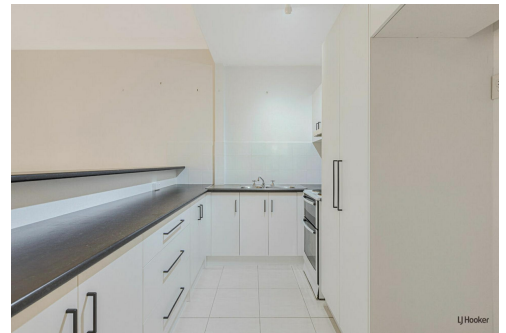
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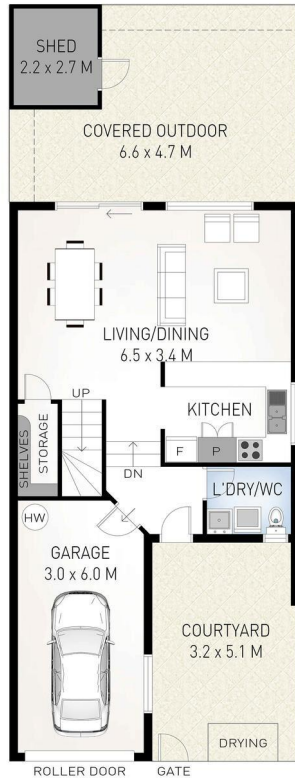
# 10/17-21 Monterey Avenue, Banora Point

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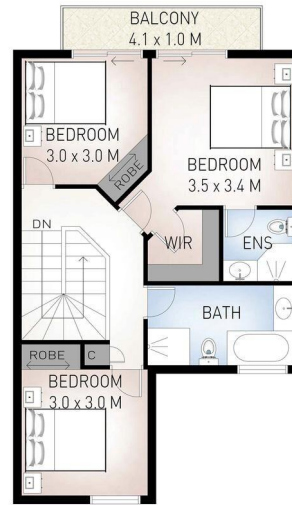
Internal: 119 m<sup>2</sup> | External: 47 m<sup>2</sup> | Total: 166 m<sup>2</sup>

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LOWER LEVEL



UPPER LEVEL



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