



## Banora Point, 9/291 Darlington Drive

SOLD BY PAUL SHEEHAN

Attention 1st home buyers you can save up to \$27,000 with the NSW stamp duty redemption.

This wonderful townhouse is situated in the Fairway Terraces complex. Nestled in the heart of Banora Point, this is an ideal opportunity for those seeking a convenient and comfortable lifestyle close to the golf course, shops, schools, daycares, Tweed River and famous beaches.

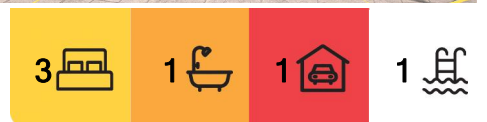
With scope to add value with a fresh coat of paint and some new fixture and fittings, you can put your own stamp on it and add value this townhouse is an ideal opportunity for upsizers, downsizers or investors, its entry level into the market, the property is ready for its new owners, and the instructions are to sell NOW.

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

- Wonderful views over the bird life abundant canal and golf course



**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.



**For Sale**  
\$680,000 - \$748,000

**View**  
[ljhooker.com.au/K50HEZ](http://ljhooker.com.au/K50HEZ)

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

- Residents of Fairway Terraces enjoy access to fantastic amenities, including a sparkling inground swimming pool and a covered picnic area, ideal for entertaining friends and family
- Situated at the end of the complex for privacy and the convenience of guest parking literally next to the front door
- Master bedroom with private balcony, tinted windows, plantation shutters, mirrored built-ins, large sliding door to allow fresh breezes A/C and ceiling fan for added comfort
- Kitchen with pantry, stainless steel dishwasher, wall oven and grill, double sink, electric cook-top, range hood, microwave nook, plenty of bench and cupboard space
- Large, combined living/dining area with tinted windows, plantations shutters, A/C and ceiling fan that leads out the paved courtyard
- Set over two levels, the home offers three bedrooms, and two toilets
- Main bathroom with separate shower, separate bath single vanity
- Bedroom two has tinted windows, plantation shutters A/C mirrored built in and ceiling fan
- Bedroom 3 is spacious with tinted windows, plantation shutters, built in robe and ceiling fan
- Internal laundry with access to the separate toilet downstairs
- Single lock-up garage with internal access and plenty of visitor parking
- Great for first home buyers, investors, owner occupiers, downsizers
- Pet friendly
- Handy under stair storage
- Insulation in the ceiling
- Body corporate fees that include water, building insurance, pool and BBQ area termite inspections \$100.94 PW (approx)
- Rates \$2738.61 PA (approx)
- Rental appraisal \$630-\$680PW possibly more?
- The successful buyer will be responsible for their own pest and building inspection reports
- 40 properties 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!

Please leave your best contact number when making an online 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



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## More About this Property

Property ID	K50HEZ
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Pool Spa Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Liveability

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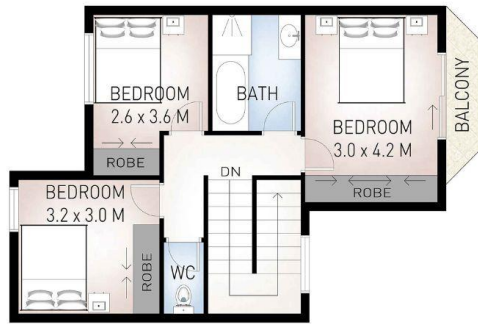


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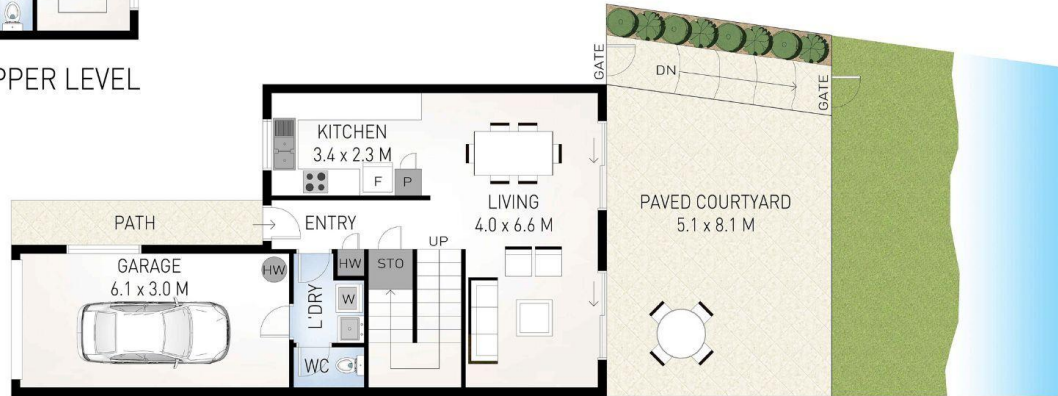
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UPPER LEVEL



LOWER LEVEL

0 1 2 3 4 5

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 : 129 SQ.M.  
EXTERNAL : 48 SQ.M.



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